

BE IT REMEMBERED THAT, The Board of Commissioners of the County of St. Joseph met in a regular session in the County City Building on January 21, 2020 at the hour of 10:00 a.m. (EST) at which time in the following members were present: Andrew Kostielney, Dave Thomas, and Dr. Deborah Fleming D.M.D. were present.

PLEDGE OF ALLEGIANCE

PRAYER

The minutes of the last meeting were unanimously approved.

OPENING AND READING OF BIDS ON:

REPORTS AND REQUESTS FROM:

None

COMMISSIONERS

**A)
IN THE MATTER OF APPROVING
THE ACCOUNTS PAYABLE DOCKETS**

Dr. Fleming moved to accept the Accounts Payable Docket as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

**B)
EMPLOYEE OF THE MONTH**

Voter's Registration
Trisha Carrico

**C)
IN THE MATTER OF APPROVING
BILLS PASSED BY THE ST.
JOSEPH COUNTY COUNCIL**

<u>BILL NO.</u>	<u>ORDINANCE NO.</u>
113-19	01-20

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 2-1 vote. (Dr. Fleming voted against)

110-19	02-20
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Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

111-19	03-20
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Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

112-19

04-20

Mr. Thomas. Did you lose a grant?

Jessie Carlton, Chief Probation Officer, offices on the 4th floor.

The DOC restructured their funding process. We initially had two separate grants. They have combined them this year. We asked for additional folks, which they did not fund.

This bill and ordinance was created to make a combined budget between the two grants.

Dr. Fleming moved to accept the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

115-19

05-20

Dr. Fleming moved to accept the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

108-19

06-20

Dr. Fleming. I am glad they are opening one in Mishawaka to help them.

Dr. Fleming moved to accept the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

109-19

07-20

Dr. Fleming moved to accept the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

COUNTY POLICE

IN THE MATTER OF APPROVING

2020 POLICE VEHICLE BIDS

& QUOTES

Dean Chandler, 4817 LWW.

This is a request to bid out for new patrol vehicles for 2020 and a prisoner transport vehicle.

Dr. Fleming moved to accept the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

IN THE MATTER OF APPROVING

PHYSICIANS AGREEMENT FOR

COUNTY JAIL

IN THE MATTER OF APPROVING

NURSE PRACTITIONER AGREEMENT

FOR COUNTY JAIL

Peter Agostino, 131 S Taylor St.

One of these is for Dr. Hall and the other is for Stephanie Kertes, a Nurse Practitioner, providing the daily work that has to be done at the jail by seeing our inmates at the jail on a medical call basis. Dr. Hall was already doing this as a Beacon employee before and continues on as the principle collaborator for our Nurse Practitioners which is required under state law. Both contracts are coming in within the budgeted amounts for contract services.

Mr. Kostielney. I appreciate you finding a solution and all your efforts.

Mr. Thomas. Is there anything in here in reference to someone filling in for her if she is absent? I would like to have a back up plan in place.

Mr. Agostino. There are two back up plans in Dr. Halls agreement. He would step down to cover that if the Nurse Practitioners could not. We are also working on another contract with another Nurse Practitioner so we can have that continuous coverage.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

HEALTH DEPT
IN THE MATTER OF APPROVING
TO RE-APPLY FOR LOCAL HEALTH
DEPT. TRUST ACCOUNT GRANT

Amy Ruppe, Finance Administrator, offices on the 8th floor.
It is requested to reapply for the two above grants.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

IN THE MATTER OF APPROVING
BOARD OF HEALTH APPOINTMENT

Dr. Mark Fox, Interim Health Officer, offices on the 8th floor.
It is requested to accept the appointment of Robert M Einterz, MD as our full-time health officer. If approved, we will then submit it to the Indiana State Department of Health to finalize the appointment.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

MAINTENANCE DEPT.

Helen Wituski, Maintenance, offices in the basement.
IN THE MATTER OF APPROVAL
OF RENEWAL OF FLOOR MATS
CONTRACT

This is a contract renewal and reflects a 10% price increase.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

IN THE MATTER OF APPROVING
A RENEWAL OF PEST CONTROL
CONTRACT

This is contract renewal and reflects a 3-5% increase.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

IN THE MATTER OF APPROVING
A RENEWAL OF PREVENTIVE
MAINTENANCE AGREEMENT-
ELEVATORS

This renewal reflects a 3.3% increase.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

PROCUREMENT
IN THE MATTER OF APPROVING
A RENEWAL OF CONTRACT WITH
INTEGRA CERTIFIED DOCUMENT
DESTRUCTION LLC

Bree Roberts, Director of Procurement, offices on the 7th floor.
This renewal will take us through December 31st, 2021. 2019 prices will be held for 2021.
A \$1 increase will take effect on January 1, 2021, which will only apply to the 96-gallon
shredded cart. All other prices will be held for 2021.

DEPT. OF PLANNING, PUBLIC WORKS, AND ECONOMIC GROWTH:

CONSENT AGENDA

Development / Subdivision Requests
Description
Irrevocable Standby Letter of Credit Cash-In Fernwood Subdivision, Phase III
Letter of Credit Cash-In Cloverleaf Farms Subdivision, Section III

Special Requests
Description
Request to Approve Paid Time Adjustment

Traffic Regulatory Requests
Description

Project Completion Affidavit
Description

Bill Schalliol, Executive Director of Economic Development, offices on the 4th floor
A)

IN THE MATTER OF APPROVAL
OF DANCH, HARNER & ASSOC.
AGREEMENT-ADDITIONAL PLANNING
SURVEYING AND ENGINEERING
SERIVCES FOR CENTRAL GARAGE

Over the past two years, the County has begun a process to downsize our County
Garage sites from six sites to three sites. The Central Garage site, located
between Lathrop Drive and Old Cleveland Road, has been decommissioned and
is in the process of being redeveloped to multiple uses. Presently, the County
is converting the former garage structure into a new multi-division building for
the St. Joseph County Police Department (SJCPD Center) and two parcels on
the northern section of the site are being platted for sale, likely to adjacent land
owners. The purpose of this agreement is to do very specific tasks to finalize the
redevelopment of the site. The purpose of this plan is to do the following:

1. Prepare a subdivision plat for the entire property and file the plat with

the City of South Bend's Plan Commission for approval. This task got started while zoning and planning was controlled by the Area Plan Commission, but the plat did not get through the process before responsibility shifted to the City.

2. Prepare a general grading plan for the southernmost outlot created by the subdivision plat. This outlot is located generally north of the public service site and Boland Drive extended.
3. Prepare a preliminary sketch plan for a new public road which would extend the private drive to the north of its present terminus.
4. Prepare a sketch plan for a temporary construction drive for access to the SJCPD Center site from the new extended roadway.
5. Prepare a major subdivision for 2903 and 2930 Foundation Drive.

The budget for work items 1- 4 is roughly \$20,000. The budget for work item 5 is roughly \$74,000. Staff requests approval for work items 1- 4 and for work item 5. Work item 5 will only be done once there is general agreement between the City and County to complete this work.

The SJC Redevelopment Commission approved this proposal at their meeting on January 14th. Staff requests approval of this proposal.

Mr. Thomas goes over the amounts of the proposal.

Mr. Schalliol asks for time to figure the price.

Mr. Schalliol states the low side is \$78,650.00 the high side would be \$81,950.00. All we would ask for today is \$74,000.

Mr. Thomas goes over each item.

Motion made by Dr. Fleming to accept the recommendation of the Department of Public Works in reference to the above request as read and outlined.

Motion seconded by Mr. Kostielney.

Motion adopted by a 2-1 vote.

B)

IN THE MATTER OF APPROVAL
OF APPRAISAL SERVICES FOR
NW GARAGE SITE WITH APPRAISAL
SERVICES INC:

C)

IN THE MATTER OF APPROVAL
OF APPRAISAL SERVICES FOR
NW GARAGE SITE WITH IVERSON
GROVE MAI, SRA

There is a proposal A and proposal B for both companies. The first one (item B) totaling \$6100.00 and the second (item C) totaling \$6000.

Mr. Thomas. How many acres is this supposed to appraise?

Mr. Schalliol. Approximately 150.

Mr. Thomas. Do you know how many acres the current garage sites on?

Mr. Schalliol. I believe it is 12 acres.

Mr. Thomas. Then why are we appraising 150 acres?

Mr. Schalliol. Part of the challenge is on parcel 5 there is an irrigation pivot. That pivot hits parcels 5,6,7,8&4. As we talked to the property owner, we are trying to determine the value of acquisition of 5, how that affects the potential acquisition of other properties. The other thing too is if we look at parcel 6, if Smilax Road were to be extended north, we would need to acquire property from that parcel for Smilax Road north extended. We are looking at this from several aspects.

Short conversation continues. Mr. Thomas is not in favor of this.

Motion made by Dr. Fleming to accept the above recommendation in reference to the above request as read and outlined.

Motion seconded by Mr. Kostielney.

Motion adopted by a 2-1 vote.

Mr. Kostielney give thanks for all the efforts going into this project.

D)

IN THE MATTER OF APPROVAL
OF PURCHASE OF 494 AND 496
E MICHIGAN STREET, NEW
CARLISLE

Over the last year, Economic Development staff has been working with the Northern Indiana Commuter Transportation District (NICTD) to examine the potential opportunities to develop a passenger rail service station in or near New Carlisle. In the feasibility report that was presented and released in September 2019, the report identified an area immediately east of the US 20 viaduct area that would be the best location for a future rail station. In October, the property owner of 494 E. Michigan contacted County staff and informed them that he would not be renewing his trailer park license with the State of Indiana at the end of 2019 and that he would be closing the park at the end of the year. As part of terminating his license, the property owner would be required to terminate leases of all tenants and close all park operations. After review of project priorities, staff is requesting that the Board of Commissioners authorize the purchase of the properties at 494 and 496 E. Michigan Street. The properties have been previously appraised by two independent appraisers and based upon State law, the Board of Commissioners are required to offer the average of two appraisals. As part of State law provisions, the property owners are eligible for associated expenses for relocation or business closeout.

The purchase price for 494 E Michigan Street is Two Hundred Eighty-Seven Thousand Five Hundred Dollars (\$287,500.) The property owners, Brian and Amy Woodcox, are eligible for Forty Thousand Dollars (\$40,000) for relocation expenses. The total purchase price for this property is Three Hundred Twenty-Seven Thousand Five Hundred Dollars (\$327,500). The purchase price for 496 E. Michigan Street is Eighty-One Thousand Dollars (\$81,000.) The property owner, Rosalie Woodcox, is eligible for Five Thousand Dollars (\$5000) for relocation expenses. The total purchase price for this property is Eighty-Six thousand Dollars (\$86,000). We request your approval.

Mr. Thomas. On the last page it says staff request commission approval. Did the redevelopment commission not vote on this?

Mr. Schalliol. This is a purchase being done thru the Board of Commissioners.

Discussion on flooding issues and South Shore. Mr. Thomas does not feel this is a logical move to make.

Motion made by Dr. Fleming to accept the above recommendation in reference to the above request as read and outlined.

Motion seconded by Mr. Kostielney.

Motion adopted by a 2-1 vote.

Mr. Kostielney. This is not necessarily for a station; this is a property that was an eyesore and had some issues in New Carlisle. We may partner with the Legion there. They may be interested in acquiring some more land. This is going to be used in partnership with the Town of New Carlisle to see if we can find a way to bring that property back up. While there have been flooding issues, I would not consider this swamp land.

Jessica Clark, County Engineer, offices on the 7th floor.

E)

IN THE MATTER OF APPROVAL
OF CHANGE ORDER NO 1

BLDG04-2019-SA: CONSTRUCTION
& RENOVATION OF OFFICES-PHASE
1-CENTRAL HIGHWAY GARAGE

The revised amount of this \$2,756,538.00 which is an increase of \$84,738.00. These issues are to bring the building up to code that were uncovered during the demolition.

Motion made by Dr. Fleming to accept the above recommendation in reference to the above request as read and outlined.

Motion seconded by Mr. Kostielney.

Motion adopted by a 2-1 vote.

F-M)
IN THE MATTER OF APPROVAL
2020 ST. JOSEPH COUNTY HIGHWAY
ANNUAL BIDS FOR:

- *bituminous patching materials.
- *drainage pipe & structure, guardrail and bridge material
- *fuel, oils, lubricants, and misc. materials
- *liquid bituminous materials
- *miscellaneous aggregates
- *traffic paint and signage materials

It is requested that these be advertised on January 24th and 31st with a bid opening on February 18, 2020.

Motion made by Dr. Fleming to accept the above recommendation in reference to the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

N)
IN THE MATTER OF APPROVING
OF R&S 91801 MISCELLANEOUS
ROAD RESURFACING/
REHABILITATION IN COUNTY
SUBDIVISIONS DISTRICT I, II, III
FINAL CHANGE ORDER

This results in a decrease of \$31,290.87. The revised amount will be \$2,797,279.63.

Dr. Fleming moved to accept the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

O)
IN THE MATTER OF APPROVING
R&S 91801 D MAINTENANCE
ASPHALT OVERLAY FINAL
CHANGE ORDER

This results in a decrease of \$126,410.36. The revised amount will be \$3,069,485.47.

Dr. Fleming moved to accept the above request as read and outlined.

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

P)
IN THE MATTER OF APPROVING
R&S 91801 MISCELLANEOUS
ROAD RESURFACING/

REHABILITATION IN COUNTY
SUBDIVISIONS DISTRICT I, II,
III PROJECT COMPLETION AFFIDAVIT

The final project cost is \$2,797,279.63.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

Q)
IN THE MATTER OF APPROVING
R&S 91801 MISCELLANEOUS
ASPHALT OVERLAY PROJECT
COMPLETION AFFIDAVIT

The final project cost is \$3,069,485.47.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

R)
IN THE MATTER OF APPROVING
BID AWARD-R&S 91901 D-2
MAINTENANCE ASPHALT
OVERLAY CCMG PROGRAM

It is recommended that this be awarded to Rieth Riley in the base bid amount of \$2,146,000.00.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

S)
IN THE MATTER OF APPROVING
INTEGRATED PERMIT PROCESSING
SYSTEM AND COUNTYWIDE
AURIEL APPLICATIONS

The work performed is not to exceed \$90,000.00 for 2020 with an option to extend annually at the same cost.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Thomas.
Motion adopted by a 3-0 vote.

OLD BUSINESS:

NONE

PUBLIC COMMENTS:

Debra Durall, 21677 Auten Rd, South Bend, IN with the support of six other concerned citizens.

We ask the Board of Commissioners to set a date for the Economic Development Commission to release funds to the Area Plan Commission to start work on updating the Comprehensive land use plan. The Comprehensive land use plan should be completed before the IEC Master Plan/study, as it is more broad and inclusive and sets guidelines

for all development which the Area Plan Commission factors into zoning recommendations. The current land use plan from 2002 established agriculture as a priority for the County and limits industrial development in the New Carlisle Economic Area to the existing amount. More property has been purchased by the Economic Development Commission for the stated reasons of water management, not requiring rezoning, but is now in process to be rezoned from Agriculture to include industrial development. This action runs counter to the existing 2002 Comprehensive Plan. We have not had answers about these delays or changes to zoning yet, and we would ask further that these answers be given on the record for public awareness and involvement.

Dan Caruso, 305 Compton St., New Carlisle.

At a public hearing several months ago a spokesperson from NICTD referred to New Carlisle, Olive, and Hudson Lake as a bottleneck to this rail service to Chicago and we would have to drive to Chicago or Michigan City to take advantage of this service. Should this service be offered we would have to travel to either Michigan City or South Bend to take advantage of it. Now we just bought swamp land on Michigan, potentially to build a rail station, it wasn't denied. It will be of no advantage to me living in New Carlisle or to Hudson lake or Olive Township. We still will have to travel to use this. I echo Commissioner Thomas in his outrage over the purchase of \$100,000 an acre for this land just for the purpose of controlling more property. There was no public hearing. Is there a reason why the appeal was made to the Commissioners instead of the Redevelopment Commission?

Bob Humbarger, 29987 Hurd Rd., Olive Township.

I like using the South Shore. I drive to Hudson Lake, push a button the train stops I get on and go to Chicago and come back. Even though Mr. Kostielney says the purchase could be used for a rehab of property for New Carlisle we all know this is ingenuine. The Redevelopment Commission has stated many times they want this property for the South Shore. If the purchase of 494 & 496 means moving the South Shore it will cut my travel time from 9 miles to 4 ½ miles and 5 minutes time to 3 minutes. If moving the South Shore station to the east side of New Carlisle is for future IEC employees, it only saves them about 2 ½ miles and 5 minutes. Even if employees use the station, they would have to take a shuttle bus to get to the IEC area. I don't see any advantage in moving the station.

Mr. Thomas. I agree with all of you pretty much, the South Shore is a beautiful train, but it is not reliable. When they talk about how much faster it will be, they always put the word if in there. The train seems to break down daily. It seems they are giving groups free rides constantly, which probably inflates the number of riders. It was advertised this weekend due to weather you could take the bus to South Bend. You have to wonder why the Redevelopment Commission didn't approve the purchase of this land. It seems more transparent that way. Where that funding is coming, I guess we will find out later. It is a very bad plan and it seems transparency is going downhill, but costs are going up.

There being no further business to come before the Board at this time, Mr. Kostielney asked for a motion to recess, Mr. Thomas so moved, seconded by Dr. Fleming. Meeting recessed by a 3-0 vote.


ST. JOSEPH COUNTY COMMISSIONERS

*Please refer to the St. Joseph County website for the full audio and visual of the St. Joseph County Commissioners meeting if needed.