

E)
IN THE MATTER OF APPROVING
JONATHAN BURKE DBA TACTICAL
ENERGY GROUP AGREEMENT

Cory Noland, County Councilmen, offices on the 4th floor. I will give you some history as the guaranteed energy savings process roles on. There are going to be invoices coming in and we have a committee put together that will approve those invoices. My suggestion was to get somebody to verify that if we get an invoice for 20% that 20% of that project was done. That conversation turned into Jonathan Burke was are suggested one to do that. Mr. Burke provided a contract, I forwarded it on to Mr. Woods he made some changes and here we are today.

John Burke, Tactical Energy Group.

The scope of the work is actually substantially more than Mr. Noland said. That is a key component of it but there are a lot of additional things in my work moving forward. My prior work was project development. Moving forward it will be project administration. One of the things I have been working on lately is applying for the rebates, it's a lot of simple things but they add up to a lot of dollar savings to the county. The rebate process will yield about \$150,000 in benefit to the county. I have been working with Performance Services on this. Some other things, working on drafting a job description for the new energy manager. You should have the list of the scope of the consulting work. It is to make sure we achieve a good result from the work put into this.

Mr. Kostielney. It is a flat fee of \$125 per hour.

Dr. Fleming. I am excited about moving forward with this and moving in the right direction.

Mr. Thomas. I certainly question this project a lot as its come before our desk. Certainly, it's been before the council because it's their baby. Certainly, when we do road projects or whatever we have to hire a consultant or a specialist to monitor that for us. I am glad the council has done that. In our past contracts you have had not to exceeds was that ever brought up in discussion.

Mr. Woods. I never had those discussions it was for an hourly rate of \$125 an hour and the scope of services are defined in the 13 sections in the agreement. We never discussed a not to exceed amount.

Mr. Burke. That came up when I was, I have been going over the project results with the finance team so this additional work scope we had this discussion in that group. Did you want to comment on that Mike?

Mike Hamann, St. Joseph County Auditor, offices on the 2nd floor.

The reason we did not go with a not to exceed is we don't know how long the project is going to go. We don't want to come back and say we need to extend this because we have another month or two to work on the project.

Mr. Thomas. Are you exclusively working for us or also for Performance Plus?

Mr. Burke. On this project I am working to represent the County exclusively. I have no contractual arrangements with Performance Services. We have tried to keep it clean so I maintain my representation of the county in this project.

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

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

DEPT. OF INFORMATION AND TECHNOLOGY

A)

IN THE MATTER OF APPROVING
A TECH REFRESH LEASE SCHEDULE

Mike Hamann, County Auditor, offices on the 2nd floor.

This is the lease schedule, the master lease so we can move forward with the next phase of the tech refresh which will consist of the 7th floor offices, not including Public Works it is done, as well as the 2nd floor which consists of the Auditor and the Treasurer's office. At this juncture we have finished Public Works, Area Plan, the Health Dept., JJC, Election Board, County Police and the Jail. For this year we are going to try and do the Assessor and Voter Registration. 2019 should be wrapping it up with the Clerks, Adult Probation and the Prosecutors. Then we will be circling back around for the next phase.

structure. We want to bring all of the partners together and see how the land could be split up then begin a process to do disposition.

Mr. Thomas. So, 80 acres divided by \$50,000 could be \$625 an acre possibly the cheapest land in St. Joseph County if such approval.

Mr. Schalliol. I don't know how you come to that figure but, from a real estate perspective I don't think that's what we would be selling the land for.

Mr. Kostielney. I think the \$50,000 is a threshold amount.

Mr. Woods. In here it says if the Board determines that the sale of the Property is desirable and the Property is appraised for at least Fifty Thousand Dollars (\$50,000.00) the County Council will also need to approve the sale by statute. I am just letting you be aware what the process is. I am not aware of the property being historic that we need county council approval on. I didn't look at that issue.

Mr. Schalliol. As I understand it this land has never previously been owned by the airport.

Mr. Thomas. The airport was a term used as it is near the airport. Hopefully we do get more than \$625 an acre.

Mr. Schalliol. We haven't appraised it yet.

Mr. Thomas. I think this is valuable county land it should be retained by the county. I recall several solid waste meetings that it would have been a great site for the solid waste building. Which instead we bought a new one on Kerr Street. A morgue could be here. There are many county assets that I hate to see this sold so rapidly. Also with the expansion of the Ducomb Center which is still there but not part of the sale but if there is going to be a lot of growth in the Ducomb center and hopefully there is there is more desire to keep people, non-violent offenders home working instead of sending them away to jails. That we do allow room for the Ducomb Center to expand.

Mr. Kostielney. For clarification, I am assuming when you said internal partners that they could be Ducomb Center, Coroner, other entities.

Mr. Schalliol. Yes.

Mr. Kostielney. So, this is the beginning piece, we are just looking to see if we wanted to sell any property what would that look like, what would a value be.

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

Motion seconded by Mr. Kostielney.

Motion adopted by a 2-1 vote.

D)
IN THE MATTER OF APPROVING
RESOLUTION R-9-C-2018 &
R-9A-C-2018 DISPOSITION OF
REAL PROPERTY -GUMWOOD
ROAD PROPERTY

Bill Schalliol, Economic Development, offices on the 11th floor.

This is for property the county owns on Gumwood Road. These are properties that were acquired as part of the Gumwood road widening. These properties had properties on them and have since been removed. We have had some interest in them from the private sector but we have to begin a process of where we dispose of them and get them appraised because they will likely exceed the \$5000 threshold we need Commissioner approval to begin the process.

Mr. Kostielney. I will note that we attempted to sell these properties with the structures on them and on two occasions did not receive any bids. Then we took the structures down hoping this would make the properties more attractive.

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

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

Marshall County government itself, Plymouth, I am not sure who the other entity is and then in Elkhart County it is the City of Elkhart, Goshen, and I think Nappanee as well as Elkhart County.

Mr. Thomas. How many current board members are there?

Mr. Kostielney. On the regional partnership board, I am uncertain to that. I think there are about 17 or so. The financial commitment of these governmental entities will not increase the size of the board. There is one governmental representative from each county that serves on the board.


Mr. Thomas. It says we are expanding the governing board to 19 members.

Mr. Kostielney. Right. That has already been expanded.

Mr. Thomas. Are all 19 members being asked to pitch in money?

Mr. Kostielney. Yes.

Mr. Thomas. I have seen a lot of money spent on economic development and I just think that this seems like more money down the drain. It could pay off dividends. These last four years we were giving the Chamber of Commerce tons of money for grow SJC, hundreds of thousands of dollars prior to that giving the Chamber tons of money for project future and real economic development comes when investors want to invest their own money. So, investing more government money that could be better served on the citizens that pay the taxes, that I would like to see more of. *Bring the money in the pouring it in*

Quikins! Tolpaya! money kept going in t' nothing came out. 

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

Motion seconded by Mr. Kostielney.

Motion adopted by a 2-1 vote.

Mr. Kostielney. This is truly a partnership, that is what makes this different than a lot of other entities. The primary investors are private in nature or are colleges and universities that is who the primary funders are. We are being asked to come in at a rate to show that we have as they say a little skin in the game. I know one of the things this group is going to look to do is go out and try to track foundation dollars to the area. That is one of the important pieces of having all local units of government or many participating in the process as well as private and education as well as some of the other public-sector entities could make us more attractive to apply for that funding.

C)
IN THE MATTER OF APPROVING
RESOLUTION R-8-C-2018 DISPOSITION
OF REAL PROPERTY-CENTRAL GARAGE

Bill Schalliol, Economic Development, offices on the 11th floor.
Attached to the proposal in the resolution in your packet, you received a resolution for the disposition of real property. We are seeking to begin the process to dispose of property owned by the Commissioners located on Lathrop Dr. The property proposed for disposition includes three parcels and is generally described as the Central Garage Property. These three properties are parcels that we will no longer need as part of the consolidation over the next 18 months. We will seek to do some predisposition services. The reason we are here today because anything based on the disposition statute, anything that could have value over \$5000 or under \$50,000 needs to start with approval by the Board of Commissioners to begin the process to spend public funds on the disposition process.
Mr. Thomas. Because this is the historic airport property doesn't that also require permission from the County Council?

Mr. Schalliol. I am not sure what you mean by historic airport property.

Mr. Thomas. I believe that does require their approval, I may be wrong, maybe you can check into that.

Mr. Schalliol. If the sale cost has the potential to exceed \$50,000 it would require council approval but, since we haven't started appraisals we don't know the value. If it is determined the value is over \$50,000 we will go through the council.

Mr. Thomas. The resolution says you would like to sell for at least \$50,000 are we talking potentially all 80 acres.

Mr. Schalliol. What we are looking to do is team up with some internal as well as external partners to look at disposition. The airport has expressed an interest in some of the property. We have a private sector developer who is interested in some of the property and we have internal business partners that are interested in existing garage

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 May 1, 2018 at the hour of 10:00 a.m. (EST) at which time in the following members were present: Andrew Kostielney, Dr. Deborah Fleming D.M.D., and Dave Thomas were present.

PLEDGE OF ALLEGIANCE

PRAYER

The minutes of the last meeting were unanimously approved.

Michael J. Hamann, County Auditor, was present and recorded the minutes of the meeting.

OPENING AND READING OF BIDS ON:

Mitch Heppenheimer, County Attorney.

We have received one bid from Near Northwest Neighborhood. I will prepare a resolution and review it.

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

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

REPORTS AND REQUESTS FROM:

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)

**IN THE MATTER OF APPROVING
AN INVESTMENT IN REGIONAL
ECONOMIC DEVELOPMENT
STRATEGY**

This is South Bend-Elkhart Regional partnership. This is an offshoot of the RDA and the Regional Cities initiative. This was a way for us to continue to work collaboratively from an economic development standpoint. This is a continued partnership with St. Joseph County, Elkhart, and Marshall Counties. It is a wide range of participants who are joining economically. We have private sector, local government, college universities, community foundations, lead developmental entities and some utilities groups as well. South Bend, St. Joseph County and the City of Mishawaka who's the government participants are going to be in St. Joseph County and they are asking for \$14,000 investment to further regional economic development.

Mr. Thomas. From the write up I have it isn't really clear who would be paying these fees. It looks like they want \$14,000 from our county over a 4-year period is that correct. Mr. Woods. \$14,000 per year from 2018-2021.

Mr. Thomas. Are only the three counties being asked to pay funds? It says they want to introduce 19 other members. So, expand it to 19 members.

Mr. Kostielney. Currently, St. Joseph County, the City of South Bend and Mishawaka within St. Joseph County are participating in this. I believe in Marshall county it is

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

PROSECUTING ATTORNEY

A)

IN THE MATTER OF APPROVING TO APPLY FOR AN ADULT PROTECTIVE SERVICES CONTINUATION GRANT

Robert Risenhoover, Prosecutors office, offices on the 10th floor. We are requesting to apply for the above grant in the amount of \$390,849.34. There is no match requirement.

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

VOTERS REGISTRATION

A)

IN THE MATTER OF APPROVING TO CHANGE DOOR AT POLLING LOCATION

Kim Riskovich & Arielle Brandy, Voters Registration, offices on the 4th floor. McKinley School contacted us about moving the door from door 12 to 14 for concern of safety for the students.

Mr. Kostielney. They will put up proper notification, directions and things like that so people know where to go? Ms. Riskovich. Correct. We would like to put out a public notice of the door change. Mr. Woods. I have researched the law on this. If the change is more than two days before the election notice has to be provided of the change in the same manner as the original list was provided so it needs to be in the same manner if the was the newspaper then do that.

Mr. Thomas. Do they have to re-advertise the whole schedule or just the change? Mr. Woods. Just the change.

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

BOARD OF PUBLIC WORKS:

Development / Subdivision Requests	
	Description
Request to Approve Performance Bond for Pleasant Valley North, Section Four Subdivision	
Consent to Access Public Right-of-Way License Agreement with AECOM	

Special Event Requests	
	Description
Fallen Heroes Ride	

Traffic Regulatory Requests	
	Description

Request for Approval of Traffic Regulatory Resolution in Knollwood East Subdivision

Project Completion Affidavit	
	Description

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

Bill Schalliol, Economic Development, offices on the 11th floor.

A)
IN THE MATTER OF APPROVAL
OF R-36488 ADAMS TRAIL PHASE
II CHANGE ORDERS NO 3-6

The changes noted in all 4 Change Orders represent deductions, or no change to contract costs. Various reasons, ranging from contract extension time due to utility delays, modifications to drainage items and changes to modular retaining walls, contributed to deductions of \$0.00, \$8,018.19, \$3,958.00, and \$20,616.90, accordingly, and amount to a total deduction of \$32,593.09.

With approval of this change, the revised contract amount will become \$1,082,649.32 which is 1.849 % under the original contract amount of \$1,115,242.41.

MACOGG has reviewed this change and has verified funds are available. St. Joseph County Department of Public Works has also reviewed the change order and recommends your approval.

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

Motion seconded by Mr. Thomas.

Motion adopted by a 3-0 vote.

B)
IN THE MATTER OF APPROVAL
OF ENGINEERING SERVICES
AGREEMENT FOR POST FLOOD
INSPECTIONS OF ST. OF ST.
JOSEPH COUNTY RIVER BRIDGES

This is an agreement with DLZ Indiana, LLC. This agreement establishes the fee to perform these services not to exceed \$16,800. They will be inspecting 19 structures.

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. Thomas.

Motion adopted by a 3-0 vote.

C)
IN THE MATTER OF APPROVAL
OF MS4 PROGRAM TECHNICAL
ASSISTANCE SERVICES

This is an agreement with Christopher Burke Engineering to provide technical assistance services so that we can get projects reviewed through the county review process.

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. Thomas.

Motion adopted by a 3-0 vote.

D)
IN THE MATTER OF APPROVAL
OF PROPOSALS FOR PIERCE
ROAD RECONSTRUCTION FROM
US 31 MIAMI HWY ENGINEERING
SERVICES

This is to request advertising on May 4, 2018 with letters of interest to be opened on June 19, 2018.

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. Thomas.
Motion adopted by a 3-0 vote.

E)
IN THE MATTER OF APPROVAL
OF R&S 91601/2-1 REVISED
CHANGE ORDER (NO 3) NEW
CARLISLE DEVELOPMENT
AREA WATER & SEWER
IMPROVEMENTS

Change Order No. 3 provides for the drainage improvements along US 20 and water and sewer adjustments necessary to accommodate the Hamilton Grove line and domestic service to Carris Reels. The Changer Order also balances the contract items and provides item overrun/under run explanations. Overall the change order results in a decrease to the contract of \$151,166.80. The revision is necessary to include payment for water valves delivered to the owner for O&M use.

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. Thomas.
Motion adopted by a 3-0 vote.

OLD BUSINESS: None

PUBLIC COMMENTS:

Robin Chandler, Director of Portage Manor, 3016 Portage Ave.
I have questions about the Boland Drive project. I tried to call INDOT, DNR and tried to get the surveys that were done around the cemetery. I haven't gotten good answers. Mr. Kostielney. I would direct you to Mr. Schalliol. Hopefully he can get you the answers you are looking for. If there is an issue that we need to become engaged in please let us know and then we will certainly do whatever we need to do to assist you.
Ms. Chandler. I also have a nomination. I talked to the Preservation Commission and I would get back to Jamie Woods and see if we can get on the National but we are trying to get on the local registry so we can be approved for more grants.

Mr. Thomas. For those of you who didn't know there was another death on St. Rd 2 and ~~Larson Rd~~ ^{Larson} I remember spring of last year there was a death then and encouraging this board to encourage economic development and public works to send letters to INDOT, and I believe they did, to say we need a light there. There is all the truck traffic from the steel and power plants. There are deaths and just accidents that are tragically harming people. Please send another letter to INDOT and ask them to act.

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





DR. JOSEPH COUNTY COMMISSIONERS