

MINUTES
HAMILTON COUNTY BOARD OF COMMISSIONERS
JANUARY 23, 2017
Commissioners Courtroom
Hamilton County Government and Judicial Center
One Hamilton County Square
Noblesville, Indiana

The Commissioners met in Executive Session in Conference Room 1A at 12:15 p.m. President Altman called the public session to order at 1:07 p.m. declaring a quorum present of Commissioner Christine Altman, Commissioner Steven C. Dillinger and Commissioner Mark Heirbrandt. Ms. Dianna Lynch led the Pledge of Allegiance.

HAMILTON COUNTY BOARD OF FINANCE

Heirbrandt called the meeting of the Hamilton County Board of Finance to order.

2016 Board of Finance Report

Ms. Jennifer Templeton, Hamilton County Treasurer, presented the 2016 Investment Report, Investment Policy/Resolution and State of Indiana Depository List. Investment interest earned was \$850,894.82 with a net rate of .034% which is an increase from .026% in 2015. There have been no changes to the Investment Policy/Resolution. Altman moved to accept the report. Dillinger seconded. Motion carried unanimously.

Dillinger moved to adjourn the meeting of the Hamilton County Board of Finance. Heirbrandt seconded. Motion carried unanimously.

EXECUTIVE SESSION MEMORANDA

Approval of Executive Session Memoranda

Dillinger moved to approve the Executive Session Memoranda of January 23, 2017. Heirbrandt seconded. Motion carried unanimously.

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Approval of Minutes

Dillinger moved to approve the Minutes of January 9, 2017. Heirbrandt seconded. Motion carried unanimously.

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PLAT APPROVAL

Menchhofer Minor Subdivision

Mr. Dave Lucas recommended approval of the plat for Menchhofer Minor Subdivision located north of 216th Street on the west side of Anthony Road. Heirbrandt moved to approve. Dillinger seconded. Motion carried unanimously.

HIGHWAY BUSINESS

Release of Bonds/Letters of Credit – Highway Department

Mr. Joel Thurman requested the release of Bonds and Letters of Credit for the highway department. Dillinger so moved. Heirbrandt seconded. Motion carried unanimously.

1. HCHD #B-12-0003 – Western Surety Company Bond No. 929541296 issued on behalf of Weihe Construction in the sum of \$5,000 for a Work in Right of Way Permit.
2. HCHD #B-13-0007 – Old Republic Surety Company Bond No. W150162514 issued on behalf of BLM Landscaping in the sum of \$5,000 for a Work in Right of Way Permit.
3. HCHD #B-14-0001 – Western Surety Company Bond No. 62100348 issued on behalf of Oles Engineering Corporation in the sum of \$20,000 for a service connection in Right of Way and Road Cut Permit.
4. HCHD #B-14-0003 – Berkley Insurance Bond No. 185348 issued on behalf of Zayo Group, LLC in the sum of \$5,000 for a Work in Right of Way Permit.
5. HCHD #B-14-0002 – Berkley Insurance Bond No. 183547 issued on behalf of Zayo Group, LLC in the sum of \$5,000 for a Work in Right of way Permit.

276th Street Reimbursable Utility Agreements

Thurman requested approval of a County Utility Reimbursement Agreement with Duke Energy. Presented today is the standard Indiana Department of Transportation (INDOT) federal aid reimbursement agreement. Thurman explained that over the past several months Duke Energy has been in discussions in regards to the required federal aid agreement which they are not in favor of but INDOT has told the county that it has to be used if we want reimbursement. Duke thought it had been changed but they did not provide the county information that it had been changed to this point so we are using the standard INDOT agreement. Altman confirmed this agreement is asking the utility to move their utilities in private easement? Thurman replied correct. Altman asked if the relocation would be covered by federal funds or is this all local share? Thurman replied part will be federal aid reimbursement, we will not meet the 80/20 split. This is considered part of the construction costs within the federal aid program subject to the current federal/local split. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

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1. Project Number 1383334, 276th Street improvements in the amount of \$519,000
2. Project Number 1383334 for 276th Street improvements in the amount of \$207,144

276th Street Donation Agreement

Thurman requested approval of the donation agreement for parcel 04 on the 276th Street project with the State of Indiana Armory Board. Heirbrandt moved to approve. Dillinger seconded. Motion carried unanimously. Heirbrandt thanked Davis, his staff and Mike Howard for working diligently to get this agreement approved to meet the federal funding deadlines.

Small Structure No. 32028 & 32059 Road Closure

Thurman requested permission to close roads for Small Structures #32028 located on 256th Street west of Cal Carson Road and Small Structure #32059 located on Cal Carson Road north of 256th Street. 256th Road closure (256th Street) for No. 32028 will begin February 6, 2017 for 90 days with anticipated road opening of May 6, 2017 and for No. 32059 (Cal Carson Road) closure will begin April 6, 2017 for 90 days with anticipated road opening of July 6, 2017. Dillinger so moved. Heirbrandt seconded. Motion carried unanimously.

276th Street Right of Way Certification

Thurman requested approval of the Right of Way Certification for 276th Street stating all rules and regulations have been followed in regards to land acquisition for the 276th Street Gwinn Road to US 31 project. Heirbrandt moved to approve. Dillinger seconded. Motion carried unanimously.

Resolution 01-23-17-3, Compensation for Damaged Trees

Thurman requested approval of Resolution No. 01-26-17-3, A Resolution of the Board of Commissioners of Hamilton County Agreeing to Compensate for Damaged Trees to Claude A. Spurgeon and Debra S. Spurgeon for the 276th Street project. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

276th Street Title Sheet

Heirbrandt moved to amend the agenda to add the approval and signature of the 276th Street Project Title Sheet. Dillinger seconded. Motion carried unanimously.

106th Street & Monon Trail Pedestrian Crossing

Thurman informed the Commissioners that discussions regarding the 106th Street & Monon Trail pedestrian crossing have been ongoing for several months with correspondence with the City of Carmel and their engineering department and as of today there is no new information to report from Carmel. Altman spoke with Mayor Brainard, it appears the Mayor and City Council think the annexation appeal

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will be determined promptly and they feel it is highly probable they will be successful in the annexation of the balance of Home Place. The city engineer is not in favor of the HAWK system and the Mayor is going along with that advice. The main concern is the inconsistency of treatment on the crosswalks that the HAWK system is introducing a totally different system for maintaining pedestrian traffic verses vehicular traffic. The Mayor has said it is a fix for a problem that he does not perceive exists and has stated previously that he would take it out if it were installed. Altman is concerned about wasting \$45,000 if it going to be torn out when we lose jurisdiction. Dillinger and Heirbrandt agreed that we should not install it, it is too controversial and agrees if we do it and then that area is annexed it is terrible government management and agrees in regards to the consistency. Davis stated the purpose of the HAWK is to clear up the confusion, it will designate who has the right of way, the pedestrian or the motorist. There are other HAWK signals within the county, it may not be consistent on all the Monon Trail crossings in Carmel.

Thurman reported the last traffic study at this location was done early last year and 106th Street has a very high vehicular volume and the trail has a very high pedestrian volume. There is not a large history of accidents and injuries.

Heirbrandt stated the safety concerns have been addressed in communications (with Carmel), we have received communication back from the City that they are not in favor of it. We have put forth every effort that we could to explain our position from the safety standpoint. If they don't want to abide by that it is their decision. Dillinger asked how are those intersections supposed to be treated? Davis replied the pedestrian is supposed to stop. It is confusing, a lot of the people on the trail do not stop. The HAWK system would require the trail participants stop to push a button.

Altman suggested tabling and leave it pending until the annexation decision is finalized. Heirbrandt moved to table. Dillinger seconded. Altman added it will remain pending until it is decided whose jurisdiction this area of road belongs to. Motion carried unanimously.

Mr. Eric Morris, who arrived late to the meeting, addressed the Board thanked Commissioner Altman for responding to every e-mail he has sent regarding this issue. Morris is surprised at the delay in the fall and is confused about what caused it. Steve Bushman the Attorney for those opposing the Home Place annexation had initially said an appeals court ruling would come as early as late fall. Whoever caused the delay was right, however like many legal issues this one has been delayed much of the delay being caused by Carmel which dovetails nicely as to why he is here today. He is an attorney in another state and his reading of the filings in the case so far is the case is 50/50. Determining whether the court agrees with its curiously previously unpublished on point opinion in another case or is turned off by Mr. Bushman's chest bump or raised lip. Either way Matt Milan leading the fight against annexation related

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to him a few weeks ago he is prepared to take it to the Supreme Court if necessary so finality is not very close. The point being one of the reasons the delay happened, he does not think this is going to be resolved very quickly. Home Place is still going to be no man's land for quite a while. Another issue that has been raised is costs. He understands not wanting to expend funds if Carmel is soon going to take responsibility but Google told him a lifespan of a bridge is 70 years, Mr. Davis can correct him. The 146th Street Bridge was \$2.5 million so amortizing the costs is approximately \$36,000 per year. This HAWK would essentially pay for itself if used for a minimum for two years, considering that planning and construction could take years to complete that is conservative. Bridges and tolls are no panacea either, he assumes some users of the trail appreciate at grade crossings. He and his wife moved here from the mountainous west so he considers bridges and tunnels his hill work pulling his kids trailer. His oldest who is six only wants to go halfway up the Carmel Drive Bridge to conserve our energy and to ride longer on the flats around Central Park. The bridges and tunnels are hard for some people plus to get 70 years out of a bridge takes a lot of expensive maintenance. He has received numerous responses to his posts on the Next Door App. He can't say everyone agrees that this HAWK is the right fix but even the fatalist that seem to think nothing short of a river will work seem to agree with your engineers that how it is currently structured is setting up no one for success, safety, efficiency and most importantly neighborliness. This segways into his request that they trust their engineers and their advice that this is a good project and since Carmel has not responded timely as you nicely requested please lift the delay and construct this as soon as feasible. Since we were seeking Carmel's views on the project Mayor Brainard's original statement to him is the best which he said to him when told about the project, good we can use this as a test case to see if it works. What is not working is the current setup. Altman informed Morris, (who arrived after the tabling motion) we are pretty sure Carmel will continue to disagree with installing a HAWK. This Board has tabled it to determine what happens with the annexation. Morris replied there is a lot of frustration and referred back to his amortization calculations.

2022 MPO Applications

Davis reported the Indianapolis Metropolitan Planning Organization (MPO) has asked if we would consider a different funding split on the 2022 funding application for the Pleasant Street Bridge-Road. They have asked to consider a 70/30 split in lieu of an 80/20 split if they would select this project. Davis recommended we accept it. Dillinger moved to approve. Heirbrandt seconded. Motion carried unanimously.

Lowes/Keystone Connection Public Hearing

Davis reported the public hearing for the Lowes/Keystone connection will be held Wednesday, January 25, 2017 at 6:30 p.m. at Carey Ridge Elementary.

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Highway Meeting

Dillinger moved to cancel the January 27, 2017 meeting due to no agenda items. Heirbrandt seconded. Motion carried unanimously.

COMMUNITY CORRECTIONS

FY 2017-2018 Community Corrections Grant

Mr. Ralph Watson requested approval of the FY 2017-2018 Community Corrections Grant application to the Indiana Department of Corrections (IDOC). They are requesting a total of \$2,429,464 with \$460,866 for Pre-Trail Services for a total of \$2,890,330. We will not know the status of the grant until early or late May due to it being a budget session by the state legislature. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

COURT ADMINISTRATION

Meal Expense Authorizations

Mr. Ollie Schierholz requested approval of meal expenses for Evidence Based Decision Making (EBDM) Subcommittee working lunch meetings with a cost estimate not to exceed \$45 per event and the reception and robing ceremony for Judge Jon Brown not to exceed \$75. Altman suggested to approve a not to exceed amount of \$10 per meal with a not to exceed amount of 15 people for the EBDM meetings. Heirbrandt moved to approve as described. Dillinger seconded. Motion carried unanimously.

COMMUNITY DEVELOPMENT BLOCK GRANT

Release of Mortgage

Mr. Howard reported he has reviewed the partial release of mortgage and it does comply with previous procedures and recommended approval. Mr. Chris Allen requested approval of the partial release of a mortgage from Timothy D. Nettleton whom was a down payment assistance recipient. Mr. Nettleton is wanting to sell his home. With this release he will be paying back approximately \$10,000. Heirbrandt moved to approve. Dillinger seconded. Motion carried unanimously.

Janus Funding Request

Allen reported Janus Developmental Services was awarded a total of \$40,000 to be used for the expansion of their parking lot. The bids came back far above the projected budget so at this time the project has been placed on hold with additional fundraising being done. Janus has requested that the

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FY14 and FY15 CDBG funding be reallocated to directly service their clientele. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

FY16 Public Services Funding Agreements

Allen requested approval of the FY16 Public Services Funding Agreements. Dillinger so moved. Heirbrandt seconded. Motion carried unanimously.

- Janus for Social Services Coordinator FY15 (\$20,000), FY16 (\$14,999)
- Alternatives \$12,615
- Salvation Army \$20,000
- Heart and Soul Clinic \$10,000
- HOPE Free Clinic \$10,000
- Trinity Free Clinic FY09 (\$4,953.83), FY16 (\$10,000)
- Meals On Wheels \$6,000
- Neighborhood Christian Legal Clinic \$15,000
- Prevail \$10,000
- Saint Vincent de Paul Society \$15,000
- The Shepherd's Center \$7,500

COMMISSIONER COMMITTEE REPORTS

Condolences for Dick Russell Family

Heirbrandt expressed his condolences to the Dick Russell family, he was a great community service person throughout this county. His thoughts are prayers are with them.

Insurance Committee

Dillinger reported the Insurance Committee met concerning our casualty insurance. We received a favorable renewal this year and request for approval will be coming up later in the meeting.

They also met in regards to the county health facility and numbers were sent to fellow board members how well the clinic and pharmacy are doing. The money that it is saving our insurance is unheard of.

There is a program that the State of Indiana insurance industry would like us to join because the way we put our benefits together we would rate within the top five in the State.

Indianapolis Airport Authority

Dillinger announced he was elected as the Vice President to the Indianapolis Airport Authority.

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Presidential Inaugural Events

Altman reported she attended inaugural events in Washington D.C. this past weekend, she was in a public restaurant during the actual ceremony but she was very impressed by the staff as they all came out and watched the inauguration on television and were so respectful. She knows they did not all agree with the results or some of the messages but were very respectful and it showed how lucky we are with the peaceful transfer of power that we have in the country.

PLAN COMMISSION

Johnson Rezone [1:45:47]

Altman stated we have all received multiple pieces of correspondence primarily in opposition of the rezone. To set the record we have an advisory plan commission in the county, this particular one sent a no advice either up or down on the rezone and it is presented to us. Altman understands the petitioner Mr. Johnson has made a significant amendment to his original request in reduction of the amount of property he wants to rezone. This will probably effect what we can and do decide today. Altman asked County Attorney Howard to advise the Board as to what the process is with a significant amendment to the petition and whether it goes through public hearing again or whether it goes back to the advisory commission or what. Howard addressed Mr. Johnson - it is our understanding that the amendment is that you are reducing the acreage for what you are seeking the rezone from 36 acres to 10 acres. Johnson responded correct.

Howard stated in reviewing the statute as Commissioner Altman pointed out, we are an advisory entity under the statute and as such the first stage of the process is a legally mandated advertised public hearing where people receive notice either directly by mail if they live within the relative proximity or it is published in the newspaper. With this amendment the Commissioners are not in a position to act on that amendment until it has gone through the public hearing process at the plan commission. Therefore we are anticipating there will be a motion to remand it to the plan commission for an additional public hearing. Howard has talked with the director of the plan commission, there is adequate time to notice that. That public hearing would be February 15, 2017 at 7:00 p.m. The plan commission has the authority to limit the scope of that public hearing. Howard has received the same stack of information as the commissioners and reviewed it over the weekend. The plan commission may in fact may allow you to only speak on the amendments because everybody that was legally required to receive notice received notice on the first petition and he can assure you there is no doubt as to the position of many of the neighbors. To move forward today would be a waste of time because that subject matter has to go to the plan commission first. Howard does not see many familiar faces so you are not engineers that do business with the county, you are probably here on this petition. That is the process. After the public hearing then the plan commission will again have a vote whether to recommend approval, recommend

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denial or take no action and it will be back here sometime in March. The date of that will be announced after the hearing at the plan commission.

Altman wants to be respectful of the time, our time and your time if you have come out to at least give us an indication of your feelings. This is not a public hearing, the difference between a public meeting is you can hear what we talk about, and a public hearing is that you get to talk. Given the fact that this has been so controversial it would be appropriate if Mr. Johnson would explain his revision taking no more than five minutes and then if someone has not taken the time or had the opportunity to send us a letter about your position and made a special trip thinking we were going to decide this today it would be appropriate to allow you a few minutes to give your concerns if they haven't already been expressed. Altman said we allowed one-half hour because we didn't consider this a public hearing but if you made a special trip and feel something needs to be said that has not been said at either the plan commission or in a letter we will allow you the opportunity to give your thoughts. Howard stated not only do we have the letters sent to the Commissioners we have the entire file of the written documents, the minutes with all the comments from the plan commission. It is not very likely you will say something they have not heard before. Dillinger added Commissioner Altman has spent some time on the phone with Mr. Johnson and Commissioner Heirbrandt and he went to the neighborhood visiting the property and the neighbors. We have done our homework. Heirbrandt met with Mr. Johnson, toured the property, drove around the surrounding area so he could get better acquainted and have a better understanding of all of the documentation he read and all the meeting minutes from the plan commission as well as the letters that were submitted. Heirbrandt thanked everybody for providing those letters, it was very informative and appreciated their sharing and taking the time to address that and how you feel about it.

Mr. Arden Johnson stated this is in reference to a 36 acre parcel his wife and he own at 11737 E. 211th Street. He won't go through everything since we will rehash this at the next public hearing. During the meeting it became very apparent that people felt the location we were putting it wasn't the most ideal, it was closer to some people's residences than they felt comfortable with. After listening to that and listening to the fact that they didn't want to see the whole 36 acres zoned A4 we went back and he met with Mr. Kiphart, he stated the lowest and littlest amount we could rezone was 10 acres because we had only owned the property 16 years and we would have to have 20 years before you are not part of the minimum 10 acres. We reduced it to 10 acres. In addition we have to have a minimum of 330 feet of road frontage so we have located it where we have the 660 feet of road frontage of the 10 acres which encompasses where the existing barns and feed lots are right now. What he handed to the Commissioners and Mr. Howard shows the location of where we want it. We want to take out some holding pens and build a building, connect it to the barn which will look just like the barn. Johnson wants to clear up a few issues real quick and then let it go at that. Mr. Byers did a nice job representing them but he continued to talk about, he challenged anybody to go into the county to find 100 acres with

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85 homes, well just down the road there is Stoney Creek Estates where according to the Hamilton County Surveyor has \$35.6 million worth of appraised value of homes and 99 homes which are within 150 feet of the facilities, a petty zoo and a landscape business. If it would still be under Hamilton County's jurisdiction it would be an A4.

Altman admonished the crowd and asked that everyone be respectful, we all have opinions, we will hear from you but we will not tolerate rudeness or interruptions. It is the rules of our assembly.

Johnson continued, secondly he (Byers) presented that an appraiser had written that it was his opinion and belief it would hurt the value of their properties by 25%. Johnson brought an 87 page document by the Indiana Business Research Council (IBRC) that came to a totally different conclusion and that was it would not hurt their values. Mr. Schwartz brought up the fact that you have Archers which they have built over \$200 million of residences and found out within the last four (4) years they have built 1,510 condominiums and apartments within 1,000 feet of Archers. They have 360 existing homes which according to the Fishers stats and real estate they have gone up 14% in the last five years. A small butcher shop didn't keep or hurt anybody's property values. Lastly, Nixon Properties and Gradicin Design just announced in the Indianapolis Business Journal (IBJ) that they are going to build eight (8) \$800,000 homes within 500 feet of the back door of Archers slaughter facility. If this small family owned shop he is going to build is going to destroy property values why an existing one that is downtown where they have to bring trailers in every day and he knows this because he brought his bison there to be butchered all of the time. We would back up twice a week and butcher animals, it's not affecting it. It's a nice hot point, it is very emotional but there are no facts behind some of the things Mr. Byers stated here. Mr. Byers reference 1820 France and 1850 London, again this is not 1850 London this is 150 years later we have health codes, we have specifics that you have to maintain. We are not dumping raw sewage in the streets like they had in those days. Probably the biggest disturbing thing, and he is not aware of where Mr. Byers found this, but he said he was going to address the ethic Islamic market and then for the next four statements he mentioned Islam five (5) times and is this the Islamic phobia that we are going to deal with? Never once did Johnson say he was going to do a halla kill. He brought up Jewish people, he disparaged all of these people and yes Johnson hopes he sells to a whole bunch of Muslims, he does not care. He wants people who eat lamb meat. Quite frankly their biggest customer is the Greek Restaurant Association that wants to buy lamb meat for gyros and he dare say everybody here eats gyros and you are not a Muslim sitting here. Johnson respects his neighbors but they tell me about the bad stewardship with bad drainage tiles, dead buffalo – yes we had a steer die back in 2008 when he was in California for a week on business, his son did not see it, it laid in a pasture in a swell that was noticeable from the neighborhoods but not from where he drove. When he was notified by the sheriff's department he went and picked it up and disposed of it. Raising livestock, he grew up on a farm, you have animals die from disease, injury all kinds of things. Farmers do not want to

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lose an animal that is just revenue out of your pocket. We are not here to just raise animals so they die in the field. This was mentioned by four people, Sam Bradford, Roger Pricket, John Niemeyer and Kevin Lehman and that was that we had destroyed somehow the drainage out there. In 2004 we put a pond by the Countrywood Subdivision. In 2005 Buckeye Pipe put a check valve for the river on his property next to the pond. He had never heard of a drainage issue until May 2016 when Mr. Pricket spoke with his son and said you guys are leaving water. Johnson immediately called the Hamilton County Surveyor's office and spoke with Andy Conover and he said when he had a chance he would get out there and look at the issues. Johnson ran into Conover about three months ago and indicated he had not been there yet but he was going to try and get there. During the hearing it was stated he had met there and that he had found there might be issues with the field tile. After the hearing he met with Andy in his office. Conover has told the homeowners that the height of Johnson's damn is seven feet below the lowest point of everyone's foundation and that water does not go up hill, it doesn't back up that way in the ground. Mr. Pricket said when it rains hard water bubbles out of the ground he must have hit a spring. Conover explained that he doubted it was a spring but it sounds like there is a field tile issue but with the ground being frozen Conover was not able to probe at that time but he would come back and look at it weather permitting. While in the Surveyor's office they pulled up the Hamilton County GIS maps and found that in 1950 they installed the field tile and that field tile ran in a swell that coincidentally just happened to be into the center of this new check valve that Buckeye installed. Since he had never heard of it before but they are telling him it happened when he put the pond in and the check valve in. Conover suggested that maybe it was cut when the check valve was put in. Johnson spoke with Marty White the Regional Representative for Buckeye Pipe who stated he was there when they put it in and if this issue continues this spring to call him and they will be out immediately to trench it open to see if they accidentally cut a field tile. Again Mr. Lehman mentioned that he spoke to a 28 year old women that has said ever since he put the pond in she has had problems with her laundry since she moved there. She must have been 16 when she was married because we put the pond in 12 years ago. Altman asked Mr. Johnson to get back on point, they understand the drainage issue and have spoken with Mr. Conover who is in attendance today in case we needed him, but that is not necessary.

Altman shared her impression that the analogy with Archers is that Archers was there in the early 60's and it was choice development that moved around. What you are suggesting is the opposite of that, you may have had farming operations but you have a substantial change of use where people have invested in houses. To her she understands the process but it is not a real good analogy with a rezone request where you are trying to do a change of use with non-choice houses. Johnson replied that is a great analogy to say that Archers has been there and people may not know that Archers butchers animals behind their store, they think it is a nice little meat shop. Similar to this people are going to forget in six months that in the barn where you can't see from anywhere that sheep are being butchered, it is the same thing. He sent a list of every slaughter facility in Indiana and if you will call them with Colfax being a

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great example, they built five years ago, have had no issues and people continue to build around it. Altman understands, we have looked at that.

Dillinger asked how many sheep would you have in the field? Johnson replied 50 ewes and whatever babies they might have. They typically have twins so you might have 150 head of sheep on the pasture. Heirbrandt asked if that would be the max? Johnson replied yes because you don't have enough grass to feed more than that. In Indiana under USDA guidelines as long as you raise an animal over 30 days on your property you consider it farm raised and so we can buy feeder lambs and put them in the feed lot and sell them as farm raised animals.

Altman asked what additional truck traffic do you anticipate coming in and out of the facility? Johnson replied they have their own refrigerated van. When they sold bison they only had three or four customers per day 95% of what they do is shipped direct. Altman asked if they are going to bring in feed or livestock? Johnson replied no, they have two (2) bulk tanks that have to be filled on a monthly basis and they have had that going on for years. They have a 36 foot stock trailer that hooks onto a pick-up truck that they use to pick up sheep and move them. Other than once per week having Standard Fertilizer come in to pick up the innards barrels would be about it. They have a 30 foot panel truck.

Dillinger asked Mr. Kiphart – Mr. Johnson said he would have 150 head of sheep on his 36 acres, what would he be entitled to in regards to livestock, how much livestock would he be eligible to have on that piece of property. Kiphart replied as far as zoning there would be no limit as it is zoned A2. Johnson said there is a limit due to state or federal law that when you get over 600 head you have to apply for a CFO (Combined Feed Operation) and they are not going to apply for that permit. Dillinger said if someone had that property and wanted to put livestock there what could they put there? Kiphart said they could put up to those large numbers without a CFO, the only other thing would be a health issue and how it was managed and then the health department would get involved.

Howard said one of the things that allows petitioners to make commitments in writing as part of the evidence, they run with the land and they can be there. Howard suggested if you have "x" and are going to only use half of "x" a commitment to that effect would be binding and enforceable might alleviate some of the consternation of the neighbors. Johnson said they stated at their last public hearing the most they could ever have on the pasture is about 150 for grass grow but could have up to 300 in the feed lots because they are big enough to support 300 lambs. Howard said that is between you and other agencies but if you would have it in our agency it might help because when we are doing federal and state regulations the general public has no idea what the federal and state regulations are and have no idea when those will be changed. Your commitment is enforceable locally which is the closest government to these people.

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Heirbrandt asked Kiphart if it was true that nowhere in Hamilton County is an A4 zoning exist next to an R1 zoning? This was in one of the letters. It is surrounded by R1 lots, would we be setting precedent by approving this request? Kiphart replied no, there is no precedent setting on a rezone. Howard said on a rezone it is all legislative discretionary and what you do at one point does not compel you do it in a subsequent action.

Mr. Gordon Byers said this is no blame to anyone on this dais but he is a little upset, he represents about 80 people a lot of them here today and asked those opposed to stand. Byers said most of the people who signed the petition, 75 people live within the vicinity of this site. They did not even receive notice that this was going to be changed or continued. Byers has represented these people since August and he did not receive any information. These people have taken off work, shown up and come here today. Byers understands and they will abide by the process. Byers had told Kiphart that he would not have a quorum (for the Plan Commission) in December and suggested moving it to January. There was no quorum so we got four (4) votes against it, could not get official action. We just pushed it through to save them time and expense and we did not receive any notice. Mr. Howard is right, technically once something is certified it can't be modified. This has been certified with no rep. He will abide by going back. He was asked to make commitments to the plan commission about flipping it to some other group but he didn't do it. The catch 22 is this is zoned A3, Chuck (Kiphart) misspoke A3 and R1. A3 says agricultural ground adjacent to residential. You can't have commercial livestock on A3, you can't raise commercial livestock on A3 so even if he scales this back to this 10 acres. It was suggested by Mr. Schwartz what about squeezing it up, dressing it up a bit and changing it but he (Johnson) wouldn't do it. Now he has decided to change it, he didn't tell us, Kiphart didn't tell us, Byers stumbled into it Friday when he went over to the Auditor's office. No one said anything to us. He can't raise commercial livestock in this zone district, it would have to be rezoned to either A2 or A4 and A4 takes a special use. If we go back to the plan commission, Kiphart keeps saying he is A2 but he is not, he is A3 and R1 so he can't have a commercial operation in this area. Byers feels bad for all of these people who did not hear anything from anybody. Heirbrandt agreed. Byers stated you would think with a planning department and refile and all these people. Dillinger said in all fairness we didn't know anything about it until the last few days either. Byers is not blaming anybody here but it would have been nice if someone would have said this is probably going to be tabled or continued. We have been called off from two (2) plan commissions. We started in August, Mr. Johnson messed up notice then Kiphart messed up notice so we have called off this group four times. It is not the Commissioner's fault and we will be courteous and will go back. The dilemma is he can't do what he is proposing to do. Altman asked Byers for clarification – he is trying to go to A4 with the rezone, correct? Byers replied right. Altman said if he goes to A4 zoning with a special use that would allow him to do the slaughter operation on site? Byers replied he does not concede that, he has spoken with Kiphart and Arron Culp about it, the ordinance says slaughterhouse is allowed as a special use in A4 but if you read it again it says special use #19 has to be a M2 so your own

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ordinance says slaughterhouse, processing with one saying M2 and one saying A4. It is in two places. The goal of these guys is to go A4 and then a special use to get a slaughterhouse. Byers does not think special use A4 allows retail and processing. That is their goal to change the zone map from R1, A3 to A4 and then legislative body sending it to the special use category where he has to show no impairment of property values which will be hard to do. It is about 200 yards from his house to his property and he keeps trying to change it.

Altman said you just mentioned commercial livestock, could you explain? Byers stated Kiphart agreed with him, your ordinance A3 says we are going to put an A3 Ag Zone where there is residential houses, these 85 people as depicted. A3 says you can't have a commercial operation of livestock, you can only raise livestock in an A2, A4. Altman replied if he goes to A4 with a rezone then he could have commercial livestock? Byers replied yes if he rezones at all to A4 or make some commitment as Howard suggested such as the slaughterhouse is tucked away on only 10 acres and then he could back into it with special use. The plan commission said they don't want to broad brush this, they said no but they don't want to rezone it. You could say rezone the whole thing A4, tuck your slaughterhouse up and limit it to 10 acres and but for his legal argument for M2 he could try to get there. Altman said if he narrows down to 10 acres he would have to shove, in your opinion, all of those animals on 10 acres because that is the only place that allows commercial livestock to be reared. Byers replied correct. The irony is these people put up with him raising his buffalo, probably improperly, as commercial livestock in an A3 zone because it was 1991 when it went in and it has always been A3.

Howard said he cited Byers to Section 607F of the plan commission essentially if there was an amendment made here it was going to have to go back to the plan commission sooner or later we have erred on going sooner. Byers agreed. Howard said with the amendment we are having fewer meetings than we would if we went ahead and had to go back for the whole process. Byers understands, his poor clients are the ones suffering. As a lawyer he hates to see people who don't understand the process get kicked around a little bit. We have been bumped around a little bit with no fault of anybody up here. Howard replied he has been told the plan commission is ready with the notice as soon as this filibuster ends. Byers replied he is done.

Altman said if there is someone who wishes to speak please be respectful that we have read papers, we have read the minutes, we have listened to Mr. Byers who represents most of you, is there anyone else who would like to speak for two minutes trying to avoid coming back again? Howard added we will have an opportunity to see you again. No public comments were given. Altman stated government should do its work more efficiently but we can't do our work if there is not a quorum and we are very sensitive to that and apologized that it has not worked seamlessly. You have seen through the process you have had the opportunity to be heard and considered. Heirbrandt thanked everyone who provided a

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letter regardless of whether you are for or against this rezoning. All of this information provided when taking this into consideration was very much appreciated. Howard noted we will have the information from the next public hearing for the consideration before the Commissioners address this issue in final.

Mr. Perry Gillespie stated their property is right next to Art's, you can't get any closer than where we live and he wants to make sure we get notices. The last time we got notices it appeared it was paid for by the county or the city. As far as he is concerned if Art wants to keep this going Art needs to be paying for these letters to everybody. Altman replied that he pays an application fee and that fee is used for notices. Gillespie asked if these last notices were paid by the taxpayers? Altman said through the application fee that he files. Gillespie asked if that is really fair to us that we should have to pay for these letters coming to us? Howard said you are not paying for them, if he didn't file the application he wouldn't pay the fee and if he didn't pay the fee the notices would not have gone out. He pays the costs, he pays a blanket sum in and some of that goes towards notices, you are not paying any of it. Gillespie confirmed we will get notices again? Howard said Mr. Kiphart assures us they are going out. Kiphart informed the audience of the meeting date and time with the plan commission meeting again on this issue on Wednesday, February 15, 2017 at 7:00 p.m. in this room.

ASSESSOR

Appraisal Professional Services Agreement

Ms. Robin Ward requesting entering into an agreement with Michael Lady from Integra Realty Resources for a professional appraisal for Walgreens located at 14625 N. Gray Road in Westfield for the tax years of 2015 and 2016. This is needed for the Indiana Board of Tax Review (IBTR). They did try to settle with Walgreens making a ridiculous offer and she countered with what she thought was a fair offer. Dillinger so moved. Heirbrandt seconded. Motion carried unanimously.

INSURANCE

Liability and Property Insurance Renewal

Mr. Doug Walker recommended renewal of the liability and property insurance for 2017. We have had fewer incidents of claims with the payout amount down over previous years. At the same time there has been growth in expenditures pertaining to budget and payroll. Property values have increased due to inflation. The proposal is about \$6,000 less than last year. No program changes are recommended at this time. Dillinger reported this has been reviewed by the insurance committee and recommended for approval. Dillinger moved to approve. Heirbrandt seconded. Altman asked if this covers all insurance except for health insurance? Walker replied yes. Motion carried unanimously.

Compensation Study Consulting Services

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Ms. Sheena Randall requested approval of the Offer of Consulting Services for a Compensation Study by Waggoner, Irwin, Scheele (WIS). It is the goal to look at the pay scales every two years to make sure we are staying within market. In the future we will try to include this in the budget. Like the 2015 study this study will focus on collecting external data from the municipalities of Carmel, Fishers, Noblesville, Westfield, Allen County, Lake County, and Marion County. The quote is in the amount of \$4,325 including the collection and analysis of the data, preparation of the pay ranges for each job category and a summary report for the Commissioners and Council. Altman asked if we are looking at private industry? Randall replied for certain positions they will. Altman would like to know that for sure. As she has expressed over and over again she is very concerned about the professionals employed in the county that we don't continually lose them especially with the economy picking up. Primary positions of her concern are IT, engineering staff and everyone else because it costs so much to retrain people. Randall reported they are looking at those positions now for this year's budget as requested. She is hoping to have that report back in the next couple of weeks. They look at that on a continual basis for those positions that are unusual. This agreement is for the actual pay scales. Altman asked if they are looking outside of government into industry? Randall replied they are. Dillinger commented that our retention is unbelievable. Altman replied that was during a recession. Dillinger replied salary plays a big part but our benefit package also plays a big part in retention. Motion carried unanimously.

Achieve Well Certification

Randall reported Hamilton County received a three star certification through the Wellness Council of Indiana, looking forward Riverview has just finished their four star certification and we would like to move forward to obtain a four star certification so within the upcoming year we can validate all of the things we do to show we are very concerned about the health of our employees and making sure we have cost containment of all of our expenditures and to reduce absenteeism and retain our staff. The cost is \$641 to continue with the four star approval and believes it can be paid from the health trust account. Dillinger so moved. Heirbrandt seconded. Altman asked how much staff time will this take? Randall replied they will have meetings to validate what they have but most of the work is done by First Person. It will not be a drain on Randall or her staff. Motion carried unanimously.

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COMMISSIONER CERTIFICATE SALE

Commissioner Certificate Sale

Mr. Brad Engler reported during the last Commissioner's Certificate Sale there were nine (9) properties that were sold, two (2) were redeemed; four (4) properties went to tax deed with three (3) properties remaining that are sold. They will sit there and become eligible for another tax sale. There are 13 properties going forward in 2017 with one (1) improved and 12 vacant. Engler suggested setting the minimum bids on the vacant properties at \$50 instead of \$25 so we cover the advertising costs and \$500 for the improved property. Altman noted we have slivers of property, little orphan parcels that are not marketable; is there any way for the county to abandon them or write them into another parcel or do anything independently? Engler replied not that he is aware of due to the constitutional hoops to go through requiring noticing people that somebody intends to take their property from them for non-payment of taxes. He would hate to recommend doing that without having the attorney's blessing. Howard stated when the GIS system came into existence we have found little gaps and gorges with problems. We could go through these on a case by case basis and transfer them to the contiguous land owner and put them into their deed. Some of the de minimis parcels we might want to look at those. Altman said these are just tiny slivers that are due to error in the legal description. Howard said in those situations as far as transferring it we would essentially look at it like a title insurance company looks at them, they don't guarantee title they just exclude plaintiffs. Once they don't think there is a plaintiff out there they transfer it. Mr. Bart Griesenauer added an example of one parcel is 2.5 square feet which has been sitting here since he began working for the county 15 years ago. Howard said in that case we may want to petition to delete the parcel. Griesenauer said not only there is a deed of giving it title to the gentleman that has not paid on it but it is exempted out of the landowners deed to the north, specifically. Altman asked if there has been any contact with the adjoining directly? Griesenauer replied only through the tax sale process notification. Altman suggested that it might be worth trying to track down the owner and ask if we can add the land for transfer of a minimal cost? Engler said a Certificate could be transferred for \$1 but ownership cannot be transferred without being able to say you own it or have the ability to take ownership. Altman said we have the ability as Commissioners to accept title when it doesn't sell. Engler said that is correct assuming you do the title work and noticing everybody that would have an interest in the property. With these properties for the most part the interest holders would be the owners because there are probably not mortgages on these. Altman thinks the court would work with us on this if we did the research and all the search documents came back unaccepted but it would be cheaper than having it come up on this list all of the time. Altman asked if Griesenauer would be willing to take this on? Griesenauer replied he would be glad to get rid of these parcels but wants to make sure we do it the right way. Altman stated this is her recommendation, it would make sense to even hire the person that does the notice for tax sales to go through the process so we can acquire title. If the Commissioners have title it will be off the rolls. Engler said instead of doing a Commissioners

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Certificate Sale would the Commissioners like to take title to these so you can dispose of them as you see fit? Altman replied there are a couple of parcels that have value, let's do Certificate Sales on those parcels to add to the tax rolls then the little slivers lets go through the notice process to see if we can take title. Howard asked if there is a threshold of de minimis of the tax bills? Engler replied most of these are there. There is one lot in Sheridan that could be sold, the one with the improvement he is not sure it will sell. Altman is talking about picking up title to the pieces that should be married to another parcel. Dillinger so moved. Heirbrandt seconded. Dillinger and Heirbrandt approved. Motion carried. Altman abstained.

DIRECTOR OF ADMINISTRATION

Relay for Life

Dillinger moved to allow Joannie Wert to use the canteen for the following Relay for Life fundraisers with one e-mail being sent out before each event. Heirbrandt seconded. Motion carried unanimously.

- February 13th - Bake Sale
- March 24th Chili/Sloppy Joe Luncheon
- April 21st – Breakfast
- August 11th – Ice Cream Sundaes

Employee Delinquent Property Taxes

Ms. Dianna Lynch presented the list of county employees that are delinquent with their property tax payments. Heirbrandt moved to approve notifying the employees that if the taxes are not paid their wages will be garnished. Dillinger seconded. Motion carried unanimously.

Lions Club Pancake Breakfast

Heirbrandt moved to approve the use of the courthouse lawn for the Lions Club Pancake Breakfast June 2 and 3, 2017. Dillinger seconded. Motion carried unanimously.

Noblesville Arts Council

Heirbrandt moved to approve the Noblesville Arts Council event taking place on August 5, 2017. Dillinger seconded. Motion carried unanimously.

Herald Demaree Emeritus Certificate

Commissioners signed the Member Emeritus Certificate for Herald Demaree to the Hamilton County Cemetery Commission.

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SHERIFF

Disposal of County Assets - Firearm

Sheriff Mark Bowen requested authorization to declare a firearm (Glock Model 21, Serial Number TLH539) surplus for the purpose of trade in. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

Transfer of County Assets – Vehicles

Bowen requested authorization to transfer two (2) vehicles to the Indiana Law Enforcement Academy (ILEA). In exchange they will compensate the Sheriff's department with the use of their facility and equipment. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

- 2010 Ford Crown Vic Police Vehicle
- 2011 Ford Crown Vic Police Vehicle

Resolution 01-23-17-1 Resolution Authorizing A Transfer of Property Between Tipton County, Indiana and Hamilton County, Indiana

Bowen requested authorization to sell two (2) vehicles to the Tipton County Sheriff's Department. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

- 2008 Crown Vic Police Vehicle with 116,817 miles
- 2008 Crown Vic Police Vehicle with 111,815 miles

Stanley Security Solutions Agreement

Bowen recommended approval of an agreement with Stanley Security Solutions for the security electronics system integrator, digital video system equipment upgrade & unified image recording and storage system. Howard reported the addendum to the contract has been recommended by the work team which changes the AIA Document shifting the responsibilities for a few de minimis issues which will make the AIA Document conform to the bid specifications.

Mr. Sanjay Patel reported the addendum does not affect the validity of the documents and does comply with the specifications. The contract amount is within the budget. Heirbrandt moved to approve. Dillinger seconded. Altman asked what specific risks have been shifted? Howard replied the first issue is where it would stop if there was some sort of claim for infringement of copyrights and patent rights. There is a question about obligation for indirect or consequential damages arising in any way with the work in the contract. Altman clarified if they don't work and someone escapes it is our problem not theirs? Howard replied correct unless we are immune. The last issue limits the contractors liability from liquidated damages to the amount dictated by the contract documents or \$1,000 per calendar day whichever is less. Altman confirmed this is integrated into the locking system? Patel replied yes. Altman

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asked if we demand from all the vendors supplying software and equipment that they will indemnify us if there is an issue with the first clause? Patel replied yes we do. Howard added the first amendment shifts the liability from the contractor for patent infringement which would shift to the owner or the architect and the architect would be liable in that issue.

Heirbrandt stated there have been some discussions about cameras in the dispatch but he did not see that in this document, we would like to see that happen. Howard said he addressed that with the work group and they indicated that was not in the initial specifications and those specifications were before we had human resource issues. Patel added we do have allowances in the bidding documents so when we do have to add cameras for any reason we do have a pre-determined price for each of those cameras. Commissioners are all in agreement cameras should be installed in dispatch. Motion carried unanimously. Howard thanked the design team for attending today's meeting.

Juvenile Detention Center Renovations

Altman asked the status of the renovations to the Juvenile Detention Center. Bowen reported the transition plan is underway. We are working on completing some upgrades to the old juvenile center and once they are completed we will transfer the juveniles out of that facility to the old facility. Then they will double bunk the new facility then transfer the females. They are on schedule. Dillinger asked what will the capacity be for the females with double bunking? Bowen replied 120.

Altman asked if the numbers were ever refined on the new pod with building 120 beds verses 240 beds? Bowen replied they are still waiting on the drawings and estimates, they anticipate receiving those any time. There is a meeting scheduled with the architect next week. Altman asked as soon as that is refined with personnel costs, etc. and what you anticipate if we build the 240 now and only fill out the 120, those are the numbers she needs to go over with the Council President as we move forward.

ATTORNEY

Resolution 01-23-17-4, Limited Power of Attorney

Howard requested approval of Resolution No. 01-23-17-4 A Resolution of the Board of Commissioners of Hamilton County Appointing A Limited Power of Attorney in regards to a certain parcel of real estate located at 9224 East 206th Street, Noblesville, Indiana. Dillinger so moved. Heirbrandt seconded. Motion carried unanimously.

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AUDITOR

2016 Gross Wages

Ms. Robin Mills presented the 2016 Gross Wages report for acceptance. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

Affidavit Regarding Certification of Employment – Highway Engineer

Mills requested approval of the Affidavit Regarding Certification of Employment of the Hamilton County Highway Engineer. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

CY 2017 Covered Bridge Certification

Mills requested approval of the CY 2017 Covered Bridge Certification. Heirbrandt moved to approve. Dillinger seconded. Motion carried unanimously.

Public Official Bond – Jennifer Templeton

Mills requested approval of the Public Official Bond for Treasurer Jennifer Templeton. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

Clerk’s Monthly Report

Mills requested approval of the Monthly Report – Clerk of the Circuit Court dated November 30, 2016. Dillinger moved to approve. Heirbrandt seconded. Motion carried unanimously.

Treasurer’s Monthly Report

Mills requested approval of the County Treasurer’s Monthly Report dated December 31, 2016. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

Release of Bonds/Letters of Credit – Drainage Board

Mills requested approval of the release of Bonds/Letters of Credit for the drainage board. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

1. HCDB-2006-00050 – Continental Casualty Company Subdivision Improvements Performance Bond No. 929 404 218 for Shaarey Tefilla Synagogue Storm Sewer & Erosion Control to be part of the Springmill Run Drain in the amount of \$10,800.
2. HCDB-2011-00032 – Travelers Casualty and Surety Company of America Performance Bond No. 105659458 for AutoZone Store No. 4533 Erosion Control & Stormwater Control in the amount of \$14,040.
3. HCDB-2011-00032 – Travelers Casualty and Surety Company of America Performance Bond No. 105659458 for AutoZone Store No. 4533 Erosion Control & Stormwater Control in the

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amount of \$14,040. (Rider changing project description from Erosion Control and Storm Water Control to Reconstruction of the Park Northwestern Drain)

4. HCDB-2014-00052 – Hanover Insurance Company Performance Bond No. 1026992 for Northview Christian Life Church (Fishers) Drain relocation/replacement in the amount of \$86,780.40.
5. HCDB-2014-00052 – Hanover Insurance Company Performance Bond No. 1026992 for Northview Christian Life Church (Fishers) Drain relocation/replacement in the amount of \$86,780.40. (Rider changing the scope of work from Drain relocation/replacement for George Burke Legal drain relocation/replacement)

Payroll Claims

Mills requested approval of payroll claims for the period of December 17-30, 2016 paid January 13, 2017. Heirbrandt so moved Dillinger seconded. Motion carried unanimously.

Vendor Claims

Mills requested approval of Vendor Claims to be paid January 24, 2017. Heirbrandt so moved. Dillinger seconded. Motion carried unanimously.

Altman recessed the meeting to Conference Room 1A for a Work Session.

WORK SESSION

Judicial Center Expansion

Altman asked for an update on whom they have met with and whom they are getting direction from, part of this meeting is working on how we have better communication and give the design team more guidance if that is what they need. She does not want to read in the newspaper that his whole plan changed. Mr. Dan Weinheimer replied that happened at their last meeting and is one of the items to be presented today. They have been meeting with the Assessor, Auditor, Treasurer and Recorder as a group as they will all be located on the first floor. They have also met with the Sheriff and Court Administrator to go over what a typical courts floor would look like. We really need to know that so we can make sure any secure elevators or anything going up to those floors in the future has space allocated and the structure will be in place. They have also met with Steve Wood to review structural, mechanical, electric, plumbing and site issues. Today is a summation of all of those meetings. Altman asked what is the time schedule? Weinheimer reported it is the same schedule as presented December 12, 2016, it has not changed. There is one more round of meetings in February with all the department heads and then another presentation to the Commissioners. Then they will work on the draft final then the final design. Heirbrandt asked if they are feeling comfortable in regards to their meetings with staff and space

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utilization? Weinheimer replied very much so, they have had a lot of really good input. Heirbrandt believes that is the most critical thing you can do is the space utilization, make sure you get it right before moving forward.

Dillinger asked if on the courts level are they planning on one court per judge or a multiple use court? Weinheimer replied they are designing it that any judge can meet in any courtroom. It is up to the county and judiciary to decide who goes where. They are setting it up that all the courtrooms are identical so anybody could do anything in any one of those courtrooms. The hearing rooms are all the same so any magistrate could use those rooms. They have been told it is a software issue as to why they can't share courtrooms but Chris Mertens has indicated they could make it work. Altman asked if the Judges have shared it would be a software concern or was it Chris Mertens? Weinheimer replied it was Ollie (Schierholz) that told us that. It has something to do with how they each have a laptop and each laptop has a certain location and priorities with the software. Mr. Brandon Hoopingarner added there were some additional reasons why to have one judge per courtroom but long term we are still planning that these courtrooms are interchangeable. Altman asked for consensus from the Commissioners – before they waste any time going forward, her personal opinion is we have court facilities not necessarily one court per judge. To her they are a State employee coming in to do a job, we need to facilitate their job as best as possible with security but we should be just talking space planning. Dillinger and Heirbrandt agreed. Heirbrandt stated as you are talking about those chambers. Heirbrandt asked if they would address ISSD (Information System Services Department) and HR (Human Resources) which were originally designated to be courtrooms. He could see logically where you would put courtrooms in the future. Weinheimer agreed. Hoopingarner added we have three different options. Regarding Ollie's comments in the newspaper what we did is to continue to explore a new option that if the courts need to be shrunk even further but all three options show that a space like ISSD and HR could be converted into a future courtroom space, likely a Magistrate space, it would not be a secure court. Altman asked if those spaces could be secured? Hoopingarner replied not easily because there is no secure inmate transfer point. Altman confirmed we are talking criminal verse civil? Hoopingarner replied yes. It could be a court space if it was for civil court cases and not having inmate transfers. Altman stated that is her point, if we want to maximize space we have criminal courtrooms that are secure and we have civil courtrooms that handle generic cases, they still need to be safe but it is totally different scenario in a criminal case where we are transporting inmates around. Weinheimer stated as he understands the difficulty, currently as the judiciary cases are handed out as they come in they go here's one, here's one, etc. so that is why each judge needs to be able to be able to hear a criminal case or a civil case. Altman stated it is a scheduling issue that they don't care to deal with? Weinheimer replied he believes that is the case but he does not know their software to know what their restriction is. Hoopingarner added there is a retention aspect as well, diversifying the caseload of the judges so they are not stuck on one case type only. In Marion County you see judges dealing with specialized cases. It is our understanding that it

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is not that way in Hamilton County. Altman said we are in an open filing situation right now so if she is filing a civil case she can pick among her various judges where she wants to go. How is the criminal case load allocated? Weinheimer stated it is his understanding as they come in they are doled out to each of the judges. Altman asked if all the judges take criminal? Howard replied yes. Altman asked if they all have to take criminal? Howard replied no. Howard said just because the system works a certain way today doesn't mandate upon the Commissioners providing facilities for that same system to work to continue to work in the future. One of the arguments he heard is we want to make sure the judges all have the same facilities. The new judges who are not elected yet have no reliance argument on certain types of facilities and as the facilities are explained to them then they still get elected they are on their own. Weinheimer stated the only real consequence of their layouts is where to bring up a secure elevator. Altman said if we have judges that have 10% of their caseload as criminal and 90% are civil, that is a different scenario trying to build out courtrooms that accommodate the criminal and it is a waste of money. As Commissioners we should be directing the design team as to whether we make every courtroom secure or we go to a concept that we have courtrooms that will handle the philoneous cases of the world. If we want to do this economically we will not build out all secure courtrooms. Weinheimer said it would be a cost savings to not have that as a future build out option. Heirbrandt said the question is how many. Altman added and how many can we retrofit in the future. Weinheimer said all they are doing right now is planning for the courtrooms, it is a matter of putting in all of the structure elements so an elevator core could be led up from the lower level to the second and third floor, it would not make any stops on the first floor. Altman asked how many secure courts are there currently? Weinheimer replied eight. Criminal cases are on the rise and they expect it to continue to rise. Dillinger asked if the only debate on the courts is the secure elevator and holding cells? Weinheimer replied yes. Hoopingarner added working with their courts expert the only reason you would remove the area set aside in Phase 1 for a secured inmate transfer point would be if we were really concerned if the facility was growing too large in size. If one day this facility was to move to a fully dedicated judicial facility that you might not have to build the secure inmate transfer points now but at least the square footage would be set aside and they would be ready in the future. You could always turn them into meeting rooms, offices, or conference rooms in the meantime. Planning accordingly would help in the long term. Weinheimer added it also impacts how we set our column spacing. Dillinger asked what is the cost difference between secure and non-secure? Weinheimer replied it is a matter of how many dollars per square foot times the footprint that will have three holding cells and a secure elevator plus secure circulation (more dedicated hallways, security doors). Hoppingarner said there are current conflicts with separating juvenile inmates from adult inmates so part of the strategy is during the planning to accommodate juveniles more easily than retrofitting the existing holding cells. Altman agreed we need to expand that it is just a question of how much and the cost per dedicated room verses the back area. The back area is totally different from the front area where they are having cases.

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Mr. Rick Conner referred back to Dillinger's question on the cost of a secure courtroom verses a non-secure courtroom. If what we are doing is merely planning new space for safe secure courtrooms it does not mean in five or ten years you have to build them out as secure, that premium is a lot smaller. The footprint could be used for other space. Weinheimer said it would be marginal in the first phase of construction, all you would be doing is impacting the column spacing and the structure itself, if looking at the floor you would know no different. Hoppingarner added there would be ramifications on the ground floor if the second/third floors would be shaved back a few feet.

Altman would like to have a weekly report of progress, it does not have to be elaborate but if there is a big change the Commissioners should know before a reporter puts it in the newspaper. Altman wants to make sure Commissioners are giving the direction.

Hoppingarner said today they have narrowed it down to two options and have been working with Meyer Najem on the design with construction completed in 2020.

Hoppingarner presented the continuous verses pod layouts that have been discussed with all the departments. They did hear very loud and clear that there is a need for the pod type layout. Two things we heard is the access to the public that visit the various departments. Some departments had a restriction as to not allowing any public into their space, others allow the public to come in to pull them into a private office. If we have those various levels of the public permeating into departmental space that does become very challenging to accomplish on contiguous layout. If we want to allow one large layout and the public come into other areas we would have to sacrifice safety and security or think about adding problematic space, different types of meeting rooms to accommodate that kind of space.

Hoopingarner would call the historic courthouse pods or suites where every department has their own individual space. Part of the current conflict is they are spread across three floors. We have talked about getting them all onto one floor. If you go with pods we would take their current spaces they have divided and they would be in control of how much the public comes into that space. They would still come up and down a corridor, each department would be able to close or open their own pod. The contiguous would be installing the public access all the way up and down the pod and see different department storefronts there would be one central access point that the public would be contained almost a fishbowl type setting then the public would be able to go to the different counters. There were some advantages in offering long term flexibility but in an office space you can move furniture to accommodate long term flexibility. The safety aspect coming into a certain office becomes very difficult in regards to having them intrude on everyone's personal space where the pods would allow that to be accommodated. Altman assumed the dividing walls would be moveable and if we need to reconfigure other than where the columns, plumbing, etc. is it going to be fairly flexible? Hoppingarner replied yes, the walls would

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just be studs and drywall, we are not talking masonry walls which would be more challenging. Weinheimer said one of the reasons we looked into the contiguous plan was the fewer hard walls you put into a space the more flexibility it has and the lower initial costs because you are using office furniture to separate spaces verses hard walls and get a larger number of square feet. Hoopingartner added other concerns included the need for private conference rooms, secure money handling, and confidential material so if every department shares one space they are having to look at all the employees across four different departments as opposed to just their own.

Altman asked if it is the consensus of the officeholders that we go to pods? Auditor Robin Mills, Treasurer Jennifer Templeton, Assessor Robin Ward and Recorder Jennifer Hayden all responded yes. Altman does not see how we mix the Treasurer's office with anybody else, the question is can you design it with the most flexibility long term to let other departments move in and absorb and move throughout the building without huge costs. Hoopingartner replied that absolutely will meet our goal, we can move forward with pods, realistically we think it can work on any of our options. Dillinger and Heirbrandt agreed.

Altman asked where will the Surveyor be? Hoopingartner replied they are in their same location in Phase 1, depending on the options we will be presenting. They have looked at their growth projection and where would they potentially go in the future. They are still a public related entity. We want to make sure that one day the first floor would function for mostly public functions which would mean the Prosecutors would be the first group they would look at to see about vacating their office space and converting it into more public space. Dillinger asked if we are still going through the process of looking at moving the Prosecutor over to the old courthouse? Hoopingartner replied yes. Dillinger said that would solve that problem, the Surveyor could move to where the Prosecutor's office is. Weinheimer added this would enable the other non-court related departments to be moved to the first floor.

Altman asked if we need the space why wouldn't we do the first and part of the second floor and get the construction done? The Surveyor has to go somewhere in Phase 1. Heirbrandt agreed. I don't know why we think the Surveyor with all of their stuff can continue to reside where they are residing because there is no place to go next door. Was it the Surveyor's desire not to move? Hoopingartner replied in terms of what is needed in future Phase 1 their need was not large for growth currently. We needed to build space before we could potentially move them. If we were to expedite that kind of decision then it would be ok to either add onto the facility by growing the footprint so we can figure out to accommodate the Surveyor temporarily on either the ground, second or third floor or are we moving the Prosecutors out and locating them someplace else in the meantime so we could use their space and expand the Surveyor.

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Altman asked what disturbance will there be in construction with the existing facility? Weinheimer replied they are trying to keep that at a minimum. Altman asked are we going to have to move people to construct the addition from our current facilities? Weinheimer replied no. They are looking at the main impacts to the building and that is the sallyport. Altman said in terms of finished office space we can continue as we do now during construction. Weinheimer replied yes. The plan is to build the expansion leaving the external wall in place entirely and when they get close to being done they would come in and take that section down to blend the two together. It would be a relatively quick phase that they would schedule with the departments as we go. We will have more options, the impact should be minor given how big this site would be.

Altman is concerned about moving the Prosecutors away from the courts from an efficiency standpoint, she does not think it is a good move. The old courthouse needs to be repurposed in another manner than trying to do office space. Hoopingartner replied a couple of the plans to place the Prosecutor expanding to the second or third floor, especially thinking about the secure corridor that may or may not be there. It could be converted into office space for the Prosecutor and the Public Defender. Altman is concerned about security for the Prosecutor, we will have to put security in the old courthouse. Dillinger asked what is wrong with having a security station in the center of the old courthouse. The way the Prosecutor breaks into different divisions, that building would not be a problem for them at all. Weinheimer stated they did broach that subject with the Prosecutor during programming and he was not opposed to it. One of the things he wants is a practice courtroom and the historic courtroom would be perfect for him. Altman said we can keep that for him, they can go through the tunnel and practice that is different from office space. How often they use the practice courtroom is not that big of a deal. Weinheimer said that was one of their requests which is huge square footage. They also know the county is considering public defenders and by law you are required to give the public defenders the same space per person you give the prosecutors. If that happens this will fill up faster. All of those chopped up spaces would work well for that office. Altman asked the officeholders currently in the old courthouse what their opinion is of that space. Mills replied it is a beautiful space but very inefficient, they have eight offices on two floors. There are also electrical issues (can't be expanded any farther) and IT issues. HVAC depends on the day. Dillinger said we will never get rid of that building, we need to use it. Altman replied we or the community needs to use it. Dillinger does not think the community thinks it is a good idea. Altman said that building has been problematic in terms of heating, air conditioning, utilities, access issues. It is a beautiful building and agrees it will always be in county hands, it is what the best use is for it. We need to make that decision quickly.

Heirbrandt thinks the Surveyor needs to be seriously looked at. Hoppingartner said there are options on the second and third floor, we are getting tight on square footage on the ground floor when including the growth projections of these departments scheduled. It makes the most sense to put the Surveyor on the

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ground floor. Dillinger said that is why it makes sense to move the Prosecutor to the old courthouse. Altman said either that or the second floor. Hoppingarner said the Surveyor is not huge square footage so if we needed to build out a temporary space on the second or third floor in the expansion to free them up, it would be a matter of when would they go back to the first floor. Otherwise we would be looking at moving the Prosecutor sooner than later or squeezing down the other departments or making another department stay in the old courthouse temporarily to accommodate square footage for the Surveyor. Altman thinks they have the right mix of departments for the first floor. Altman asked if there is that much cross traffic that people come in to see the Surveyor and then go to the other departments, she does not think so. Putting them on the second floor is just an elevator ride. Templeton said they do send people to the Surveyor for drainage bill questions. Part of that is thinking the second and third floors as judicial only departments which could include the prosecutors, public defenders, courts and clerks. Altman said if we open up this building to the courts will be light years away because of what Ollie said. It depends on where we put ISS, HR and Planning with Planning being by the Surveyor's office. Dillinger said that could be done if we put the Surveyor on the north side of the building. Altman asked Ward if all of the assessors can be accommodated on the first floor? Ward replied yes, that includes those currently in the lower level of the Judicial Center and Clay Township.

Altman asked what is Probation doing? Weinheimer replied they are staying in the basement. Hoppingarner said the whole square footage of the building changes, what they started to look at with the courts they discussed a 90,000 square foot program which included an assumption that at a certain point in time we might have to jettison certain departments before the 2040 growth horizon timeline. The Prosecutor, Public Defenders or Probation could be mobile and be relocated elsewhere. We looked at as small as possible assuming any of these groups could move before 2040 and we said we really want all those groups in one government and judicial center and don't want to make that decision after 2040. Dillinger said we could move Probation to the old courthouse and Prosecutor to the basement. One of those departments, in his opinion, are going to have to go over there.

Hoppingarner reported in talking with Ollie in regards to the judges and how many hours are being allocated per court case to these judges the 2016 recommendations came down from the 2015 recommendations. Even though the short term horizon saying we need one to two courtrooms in a current Phase 1 the future projections could also decrease. At the same time that is occurring we are also talking about what happens with the public defender and they will need more than one office space and it is likely they will need larger facilities. They went through the program with Ollie and came up with up to 20,000 square feet of courts reductions. That is a combination of courtrooms, hearing rooms and associated judicial support for that space. This is a possibility from Ollie's perspective plus bringing in a 9,000 square foot add for the public defender. This allowed us to consider a potential of a 19,500 square foot reduction for program over the three floors above grade. Dillinger said if you move the Prosecutor

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and Public Defender to the old courthouse you are knocking the 9,000 square feet out of that. Altman asked how did Ollie come up with the reduction? Weinheimer replied the State came up with a different formula for figuring out caseloads for judges. Due to electronic filing they have reduced the number of minutes per case per judge. When looking at that you look at the number of cases it means the judge should be able to hear more cases per month than they were based upon the parameters one year earlier. This just happened at the end of last year. Heirbrandt asked if their judicial expert reviewed this from the State and what is his conclusion? Weinheimer replied yes and he felt all along the number of courtrooms were excessive which is why we did a comparison study. It looked a little low but not as low as the projections were calling for. The original forecast had four (4) new courtrooms early in the programming and when we did that review we cut it down to two (2) courtrooms. Altman asked if this is initially? Mr. Kyle St. Peter said he initially wanted four (4) new courtrooms by 2020. Then based upon like counties we thought the projections were a little high and thought at most only two (2) new courtrooms. When they met with Ollie he showed them the new State minutes per case and now believes he can get by with one hearing room and one courtroom initially (the 2020 phase). Their court's expert believes the minutes per case will flatten out. Dillinger added by a stroke of a pen everything can change. We only need to put a relative amount of credence into the State's numbers. Weinheimer said one of the other factors is they have found out is the last time Ollie applied for a new judge it took 24 months, even if he were to start today requesting one new judge it would be 2019 which is the best case scenario. It makes sense to build two (2) courtrooms. If judges get busy they can appoint Judge Pro-Tems and they can use hearing rooms. The Magistrates can be brought in any time, that is a county decision. For planning purposes they are trying to figure out how that would work on the second and third floor.

Dillinger asked if the best case scenario would be to move the Prosecutor to the old courthouse, we move the Surveyor to the current Prosecutor's space, we assume the potential public defender goes to the old courthouse. On the second floor look at two (2) new courts that could be built out and then not build out the third floor? Weinheimer replied yes. Heirbrandt thinks this is what we should do. Altman asked what about the current ISS area could be opened up as a hearing room? We have the space where HR and Planning are located that could be built out and below that space is ISS. She would rather be putting courtrooms in this building before we start building out in the new space. Weinheimer said they could also take the Clerk out of what was supposed to be a hearing room, right now they are sitting in what was originally planned as a hearing room which would be the two (2) hearing rooms but you would have to find a place for the Clerk.

Hoppingarner stated we are talking about moving it from the old building to the new building at the end of the day it is the same square footage, we are just talking about what phases we are going to move through. If we are going to take the most aggressive strategy of pushing the departments off site one day,

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the smallest building size for program above grade would be 72,000 square foot facility. If still designing to the 2040 time horizon, keeping all of these departments here until 2040, then we are closer to a 90,000 square foot above grade facility. If we want to add the public amenities such as a new south entrance it gets closer to 100,000 square feet and might push the time horizon past 2040. If departments move or not will help us make a recommendation of the square footage. Altman asked if that is assuming all three levels have the same square footage. Altman asked if there is any value in maximizing the first floor footprint and stepping back on the second and third floor? Hoppingarner said they have done that slightly. Altman thinks accommodating the four departments you have on the first floor, even if we could put the Surveyor in that mix we will have more flexibility in the next 20 years. Hoppingarner stated to roll them all together becomes too aggressive to accomplish that. The 72,000 square feet accommodates to the 2020 projection. If these groups continue to grow you will be discussing rehabilitation projects within the next 5-10 years. Altman said the prime location for the public and our people is the first floor and it should be the biggest floor of the expansion if it is not outrageously expensive. Weinheimer said this is what they are pushing for, trying to make the first floor all public related. Prosecutors are not as public related as the Treasure or the other departments we are moving.

Altman asked which would be better to build out the second floor first or the third floor first? Weinheimer recommended the second floor first because you want to keep it contiguous with what is going on. You don't want people circulating through empty floors. Altman thinks eventually the second floor will be needed to keep everyone together. She would prefer to figure out a plan for building out the courts that gives us the most flexibility on the bottom floor.

Hoppingarner said another critical decision is whether or not there will be a south entrance. The 100,000 square foot option is the only option that would easily accommodate a south entrance. They will go back and rectify the floorplans and elevations to try to keep the esthetic of the terrace and canopy once the schematic design is finalized.

When looking at the 100,000 square feet above grade (total 130,000 square feet) they will max out the lower level parking preserving what is currently there. This option would not require the decision of shifting this entire facility to a designated judicial facility until after that 2040 time horizon. All the programs and departments can stay in this building until 2040 unless something major changes. This means no decision would need to be made about the Probation, Prosecutors and Public Defenders future location. It helps to have an idea but it is not necessary to say exactly where they are going to go. This option has a south entrance similar to the east entrance with a staircase going to the second floor. There would also be security space which could lead to duplication of security. Dillinger does not think a grand entrance on the west side is necessary, it should be more compatible to the Riverwalk for esthetics

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for that end of the building and coming into Noblesville from the west. Weinheimer said they did discuss using the south entrance as an employee only entrance because that is where the majority of the parking is located.

Altman asked if we want to funnel everybody (public) through security? Altman asked the officeholders if we need to funnel everybody through security, you don't have security now. The officeholders replied they would prefer to have security with Weinheimer adding that was their request. Altman said if we do that we maintain the east entrance, it is a long walk. We have to consider handicapped people. Hoppingarner said potentially there will be development south of this building and if there is a parking structure or office components there would likely be an entrance on the south side that would a tunnel or tube to move people across SR 32/Conner Street. Altman thinks we need an entrance on the south or west side for employees only until we get to a point we need security because we need to make it available for the general public. Heirbrandt thinks it should be on the south side. Dillinger agreed. Altman does not like buildings that you enter going down a long hallway and it will be hard on the elderly who are coming in to pay their taxes. Hoppingarner thinks they can get employee access on any of the concepts, it is the public long term access. If we say we want employee access from day one and then in the future we want public access it will be the Surveyor's location that would be used. Dillinger said if we build a parking garage it would be across the street to the south or behind Syd's. If it is built on the north side then neither side makes sense. Hoppingarner said it would be a challenge to make a north side entrance.

Heirbrandt asked what is the most public requested office other than the courts? Auditor and Recorder with certain times of the year it would be the Treasurer. Heirbrandt stated if there is concern about the elderly or people walking the length of the building why wouldn't those offices be moved to the front so it has easy access and make it less burdensome on the public. Dillinger mentioned if we moved the Prosecutor out we could shift some of those offices to the west side and move the Surveyor into one of the new offices. Mills suggested putting all public service to the front and put all judiciary to the back. Hoppingarner said that would be a good long term goal but very difficult to do in Phase 1 because then everybody would have to be relocated before construction could begin. Weinheimer noted the north to south corridors are very narrow so it makes it very difficult to lay offices out well, they become very long and linear whereas with the new square area is that everybody is centralized. It is much more efficient for those offices to operate this way than if they are on a long hall crossing from one side of the building to the other side of the building.

Altman asked if it was possible with all of the software to have offices in the front that you don't need to be in your office to process, for example a deed? Templeton said the Treasurer would have cash in a

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different location other than a secure office which takes away her ability to make sure her staff is doing what they are supposed to do. Altman would think transferring of properties would be the hardest. Dillinger asked if there are any conference rooms in the new area and what size? Weinheimer replied yes they are disbursed throughout the area, none as large as Conference Room 1A. Hoppingarner added they would have conference rooms with dividing walls so if a larger room was needed they could open the wall. Altman asked if each department will have a private conference room? Hoopingarner replied no, all the plans show one central conference room.

The 72,000 square foot option does not allow for a lot of future expansion. Hoopingarner noted now that we have the pod recommendation they will meet with these department heads and layout each department so it would work with their group.

Altman asked to discuss the entrances, she does not think having one entrance will work, it is not user friendly and believes we will have many complaints. Heirbrandt thinks regardless we have to have an entrance on the south end, we all know development will happen on the south side in the future. Dillinger agreed. Conner stated it does not have to build it for day one. Heirbrandt asked the biggest question is how to communicate to the public when we do open up a south entrance. Conner thinks it should not be built until a parking structure is built to the south. The parking structure would dictate how pedestrians get across the road and where the building connection would be. If it would be under the road they would want to make sure to preserve access to the new building. Altman thinks if it is a county parking garage it should be behind Syd's. If looking at a public entrance on the north side there is an opportunity where the Prosecutor is. Hoppingarner replied you could put an entrance on the north side but all of the intakes, generators, transformers located on the north side so their plan is to mirror that on the new building with all the mechanical support would be in the same location. We have confirmed with Duke Energy that we could put two new transformers in the same location and also two new emergency generators. Altman stated all of that does not affect the existing entrance, could it be reconfigured to come through? Weinheimer replied yes. Hoppingarner added for either of those entrances we will still have the same issues with security, the other thing on the south side is we can always add it on if we preserve the square footage on the existing building it would always feel like a secondary entrance, you would not get the grandeur to make it feel like a grand entrance. Weinheimer stated the Sheriff has agreed the best way to transport the inmates to court is to set up a temporary sallyport at the north entrance through Probation and into the secure holding area.

Hoppingarner said the larger the original footprint is would start to accommodate some additional shell space for the Sheriff to expand into, the other option is likely that he would have to expand back into the existing building and then it would have to be decided what to do with Probation on the lower level.

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Concept B allows the secure courts to be away from the existing building which allows two (2) future secure courtrooms for a total of four (4) secure courtrooms per floor in the expansion. The other options they would look at would be transforming the current ISSD into smaller courtrooms. Altman asked from a cost standpoint we could maximize the first floor then step back and look at the second and third floors; she would assume the worst case scenario would be losing two (2) secure courtrooms? Hoppingarner replied as opposed to having four (4) secured courtrooms per floor in the expansion let's just have two (2) courtrooms per floor in the expansion and plan on using the current ISS and Clerk's space as future secured courtrooms. This would preserve a circulator to get inmates into secured spaces.

Hoppingarner said there would be a little bit of shelled space on the lower level but we would have to look at access and it would be very difficult for anything other than mechanical but probably not enough space to increase the Sheriff's cell count. They are anticipating the number of courtrooms increasing, number of criminal cases increases and the number of detainees will increase.

Heirbrandt asked if they looked at bringing natural gas into the building for heating? Weinheimer replied yes. Heirbrandt asked if they looked at using solar panels on the roof? Hoopingarner replied he did not think they had looked at solar panels. Heirbrandt recommended they look at using solar panels and encouraged they speak with Steve Wood regarding putting them on the existing and new roof.

Altman asked how many parking spaces do we get if we go with the bigger footprint? Hoppingarner replied the early drafts show a total of 28 spaces, 10 additional spaces. Altman would like to know if there is an option to put the first floor in for the 100,000 square foot option but the upper floors are the 90,000 square foot option. Hoppingarner replied they will have to look at keeping the spirit of the elevation with corner end pieces and then look at how the depth would look, he would guess it would be 30 feet setback. Weinheimer said it would have significant esthetics impact on the addition and we are trying to make its massing as similar to the existing building as possible. Altman would like to do that but it comes down to function. From a cost side it would be a cost reduction but the cost per square feet would increase.

The recommendation is to think about shifting this building to a 100% judicial building after 2040 then it would be designed for maximum flexibility otherwise the 90,000 square feet option has some flexibility. Consider if departments will ever be located offsite, they can accommodate them if located within the existing or expansion. If you are going to move departments off site is when we can justify a decrease in square footage and that is something they will want to know. Dillinger said 25 years ago the effort was to bring everybody back on site because everyone was spread out everywhere. Being off site is not a good thing. Hoopingarner asked that if they want to shift the building to a designated judicial facility before 2040 that decision be made now.

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Altman thinks we need to look at what space the current courts use for criminal cases and use that as a guiding force for secure access. She is thinking 40 years from now it may be best to keep this building civil courts and regular government and move criminal courts offsite. By then the State will dictate that you have criminal judges and put all of those people in one building. Dillinger noted there is a possibility the State may take over all of those courts anyway. Altman agreed but they would want the counties to give them space.

Heirbrandt asked what are the estimated cost differences between the three options? Mr. Matt Wright stated there are a lot of moving pieces. It depends on the level of build out on the inside spaces verses the shell, it could be \$3-\$7 million possibly as high as \$10 million but he does not think we are talking about building out at the high end. Dillinger thinks the next step is they have to narrow this down after today's discussion with something in fragments that we can vote on. They have to get firm proposals so we can give firm answers. Conner said it might be helpful to get an opinion on the 72,000 square foot option – Altman does not want to even consider that option. Dillinger and Heirbrandt agreed. Dillinger is leaning towards the 90,000 square feet. Heirbrandt would like to understand what the cost difference is and what the benefits are going to be between the two options. Conner asked if they would like to provide for access to the south someday? Altman replied we need a secondary access somewhere that is more convenient for the core functions of that side of government. Conner said that needs to be taken into consideration as well as how to move people across SR 32/Conner Street. Altman reminded everyone we are discussing an alternate route for heavy traffic through Noblesville (Pleasant Street Bridge) which will make a huge difference on the walkability and connectivity of that area.

Dillinger wants to concentrate on Concepts B and C. They should put together something that they can vote on then go to the next level to vote on it, etc. Heirbrandt wants the pros, cons, costs between the two concepts. Altman would like to see different ways to use the 100,000 square feet comparable to the 90,000 even if we move the Prosecutor to the second floor. She does not have a problem with shelling it out because it will be used eventually.

Heirbrandt asked if they have talked with Butler, Fairman and Seufert in regards to the Riverwalk and the Fireman's Memorial? Weinheimer replied they have met with them several times and they have their latest plan which has been dropped into their model.

Dillinger asked what are we doing with Meyer Najem? Weinheimer noted they have been meeting with DLZ who has been meeting with Steve Wood regarding the mechanical. Altman noted she is the President this year and she is willing to put a lot more time in this to keep it moving. St. Peter noted now that we have square footage numbers Meyer Najem can start working on the construction costs. Altman

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recommended meeting monthly. Heirbrandt wants the finishes to be the same as what is currently here, we either pay now or pay later. This should not appear as an add on.

Mr. Steve Schwartz asked how did they come to the numbers of each of the departments future needs? Weinheimer replied they have been working with the department heads, they mapped out how many current full time employees they have, what space they have and calculated what they need in five year increments out to 2040. Schwartz stated he knows the courts are changing with technology, how do you account for that in that model going forward? Weinheimer said these were the things they were told in the new model that caused the minutes per case to be reduced. Everybody is now doing video arraignment. Schwartz asked if the size of the courtroom a State mandate? Weinheimer replied there are two components, the gallery which is where the judge, jury, prosecutor and defendant all set and then there is the back public area. There is no mandate on how many seats that you have to provide, it is a good rule of thumb. The front part is set to make it ADA accessible with a formal layout. Schwartz noted Wednesday night court makes families wait outside because the courtroom is so full. Altman asked if that is because of the size of the courtroom? Schwartz thinks it is one of the biggest courtrooms we have, it is beyond packed. Then he looks at the other extreme as to why we need so many large courtrooms instead of four small courtrooms (hearing rooms). Weinheimer is aware that juvenile court is private and not open to the public so you will have only immediate family and limited number of people allowed during a juvenile hearing. If we knew they were going to use one court we could design a court according to that. If they want them to not make all the rooms the same accessibility that is probably the biggest court's decision needed to be made. Dillinger asked that they put that in a form that we can discuss and vote on it. Altman asked to give options on if it is generic courtrooms, if it is scheduling, if everything is identical, you pick up your laptop, your personnel and run the court. Conner asked if Ollie would have input into this as far as how many of this size and how many of that size? Weinheimer replied we would want his input. The Commissioners requested that Ollie attend these meetings, he should have been here today. Hoppingarner said they have looked at different courtroom sizes, the biggest change is the well (audience) size. Realistically the square footage will not change but you might get more usability from certain rooms. Heirbrandt travels the State and he sees all kinds of courtrooms, they have the Taj Mahal here. Altman said it is ADA, security and flexibility when you know you are going to have a big jury with a lot of people. Other than arraignments she has never seen the audience filled.

Altman asked in regards to the Assessor, Auditor, Recorder and Treasurer Offices figuring out some type of horseshoe where the public come to public windows with sitting areas and tables just for the public.

Meeting adjourned.

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Commissioner Correspondence 1/6/17-1/18/17

1. Conflict of Interest Statement for Mark Heirbrandt
2. Certificates of Liability Insurance:
 - a. Johnson-Melloh Solutions, Inc.
 - b. Security Pros, LLC

Present

Christine Altman, Commissioner
Steven C. Dillinger, Commissioner
Mark Heirbrandt, Commissioner
Robin M. Mills, Auditor
Dianna Lynch for Director of Administration
Kim Rauch, Administrative Assistant to Auditor
Michael Howard, Attorney
Mark Bowen, Sheriff
Tom Gehlhausen, Sheriff's Department
Brad Davis, Highway Director
Joel Thurman, Interim Highway Engineer
Brandi Tarner, Highway Public Service Representative
Dave Lucas, Highway Staff Engineer
Faraz Khan, Highway Staff Engineer
Brandi Tarner, Highway Public Service Representative
Chris Burt, Highway Engineering Technician
Ali Krupski, Highway Bridge Program Engineer
Bob Davis, Highway Superintendent
Jennifer Templeton, Treasurer
Ralph Watson, Community Corrections
Chuck Kiphart, Plan Commission
Ollie Schierholz, Court Administrator
Doug Walker, Walker & Associates
Don Dickerson, Burnham & Flowers
Robin Ward, Assessor
Brad Engler, SRI
Bart Griesenauer, Auditor's GIS
Chris Allen, Community Development Block Grant

MINUTES
HAMILTON COUNTY BOARD OF COMMISSIONERS
JANUARY 23, 2017
Commissioners Courtroom
Hamilton County Government and Judicial Center
One Hamilton County Square
Noblesville, Indiana

Sheena Randall, Human Resources Director
Sharena Schmidt, Human Resources
Andrea Davis, Ad Writes LLC
Becki Wise, USI
Floyd Burroughs, Hannum Wagle & Cline
Mike Keeven, DLZ
Chris Jensen, Lochmueller
Steve Christian, SJCA
Patti Smith, BLN
Arden Johnson, Rezone Petitioner
Phillip ?
Kim Noe
Sharon Vickery, Remonstrator
Eric Morris, HAWK System
Stephanie Campbell, PCS

APPROVED
HAMILTON COUNTY BOARD OF COMMISSIONERS

Christine Altman
Mark Heirbrandt

ATTEST
Robin M. Mills, Auditor

Date Approved: 2/13/17