

MINUTES  
HAMILTON COUNTY BOARD OF COMMISSIONERS  
And  
AMERICAN RESCUE PLAN ACT COMMITTEE  
JUNE 23, 2022 – 10:00 a.m.  
Conference Room 1A  
Hamilton County Government and Judicial Center  
One Hamilton County Square  
Noblesville, Indiana

Commissioner President Dillinger called to order the Commissioners meeting to order declaring a quorum present of Commissioner Christine Altman, Commissioner Steven C. Dillinger, and Commissioner Mark Heirbrandt.

ARPA Committee members present were Councilor Brad Beaver, Councilor Sue Maki, and Councilor Amy Massillamany attending virtually thru Teams.

**MINUTES**

Maki moved to approve the minutes of May 19, 2022. Heirbrandt seconded. Motion carried unanimously.

**ARPA FUNDING REQUESTS**

**Updated Project List**

Mr. Todd Clevenger reported from the last meeting everything was approved noting Phase 1 is closed with Phase 2 having some funds obligated with a balance of \$5,146,138.04 that are not obligated.

Altman asked for clarification on Phase 2, it shows \$27,500.00 approved applications, what has been approved from Phase 2? Ms. Robin Mills replied \$25 million is for Bakers Corner and \$2.5 million is the second half of the affordable housing. Beaver asked if we have physically received a check? Clevenger replied we did receive the Phase 2 funding, but the Treasury sent it to the Airport Authority with the county's EIN (Employer Identification Number), we thought we had it fixed. A second transfer was received to the Airport Authority with the county's EIN number, so we are waiting for it to be corrected by the Treasury. We have the actual ACH, but it is not in the grant fund as of this morning.

Altman asked on Phase 1 of the approved applications do you have an estimate on what is contingent to allocations that may have funds that revert back and might become available? Mills replied we do not know that. An example would be one of the Surveyor's \$1.5 million projects, but they only used \$300,000. To date no one has come back to this committee notifying them they do not need the \$1.2 million, at some point he will have to un-appropriate that money and then it would go back into the grant fund.

Beaver stated the people that live in that area (181<sup>st</sup> and Promise Road) are getting thousands of dollars of drainage assessments, we funded that project at \$1.5 million why are the local landowners receiving

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drainage assessments? Dillinger replied we told the landowners that they had to pay for part of the project. Beaver asked if they did that to any other project? Commissioners replied yes, they did it to all of them. Heirbrandt stated they think there should be a little bit of skin in the game with Beaver asking what is a little bit? Altman replied it is more of a little bit such as the Home Depot area, we viewed that as potential development. Dillinger stated that is a positive, not a negative because most of them would have to pay for all of the project. Beaver replied he is talking about homeowners with Dillinger acknowledging he is talking about homeowners as well. Beaver stated so tens of thousands of dollars would be alright for a homeowner. Dillinger stated they have seen them at hundreds of thousands of dollars. Beaver asked why would you revert money that has already been appropriated for that project? Altman is not sure where we got tens of thousands of dollars with Beaver replying, Joel Musselman. Heirbrandt reported Joel attended a drainage board meeting to speak on this project. ARPA funding is allowing us to do a lot of projects that we could not afford to do before. Beaver understands but Robin just said Kent, or somebody has decided we do not need all this money so it is going to revert, why would you revert money on a project that is already funded. Heirbrandt stated if the ARPA Committee wants to put more money towards it; Stevens noted that is what Beaver is saying, the money has not been used, only \$300,000. Altman will have to review the minutes; she has been adamant we can't give everybody a totally free ride if we can avoid it they should all have skin in the game. Beaver did not disagree. Altman does not know the number of what the residents are paying. Beaver noted this is the second time he has brought this up, he missed the June meeting, but it was brought up in May. We appropriated \$1.5 million for that drain, now Robin is saying the Surveyor has only spent \$300,000 at the same time the local landowners are getting hit with tens of thousands of dollars of drainage assessment while we revert money back to the ARPA fund because you do not need it.

Maki stated in her viewpoint, as a committee member and not part of the drainage board, the ARPA funds are used to fund the county's portion of any kind of drainage improvement that we would not otherwise be doing. The citizens are equally, regardless of whether it was a drainage project from last year or the future the homeowners, citizens, landowners pay their part, but we are funding the county's portion through ARPA funding. The fact that somebody had drainage work done now or from previous years they do not benefit from the ARPA funding. Altman asked Beaver to let them know his questions prior to the meeting so we can have his answers. Beaver has brought this up before with Altman stating he has asked if this is the drain where people have died. Beaver noted several months before that we had the Surveyor in here asking him how much he needed and will this amount fix this drain. Altman stated he asked for 100 percent of the fix, the drainage board revised that which she does not have that information at this moment, but we will get that to you. Massillamany, through chat, attested to Brad's comments.

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Mills noted we also have the broadband set aside and the affordable housing set aside noting the spreadsheet shows what has been paid down on those projects, but we do not have whether it has been completed or not. Altman stated that was fine and asked how much have we set aside for drainage, is the gross number in these spreadsheets? Mills replied we do not have a gross number, but the projects are marked in the spreadsheet. We can have that calculated and send the information out the committee. Mills confirmed they want the total of drainage projects that have been approved out of ARPA? Altman confirmed that was correct and asked if some of it may be in the park's requests, she needs only the Surveyor's request for drainage reconstruction.

Heirbrandt asked what dollar amount do we have set aside for broadband? Mills thinks it is \$300,000 with Altman noting that was more of a token. Heirbrandt reported everyone he keeps speaking with throughout the state keep telling him to no use ARPA dollars. Altman stated as she recalls that was to leverage our applications, Mr. Thibideau wanted money committed so he could say we are investing ARPA dollars in broadband to leverage requests. Heirbrandt noted we have used some of the ARPA dollars to pay a consulting firm to get us data. Mills replied we have not paid anything from ARPA funds for broadband. Mills confirmed the broadband set aside is \$327,500. The consulting funding is an add-on to this amount. Heirbrandt noted they (KSM) were going to attend today's meeting to present, and we told them to wait until the next meeting. Clevenger reported he reached out to the state yesterday because they have broadband funding left. He and Connor will be meeting with the person in charge of that funding.

Heirbrandt noted there was \$600,000 approved for the drainage of the horse arena at the fairgrounds. Mills stated she is not sure what the total number is for finishing the furnishings for the historic courthouse, they are also looking at finishing out the Treasurer's office with the Recorder paying for their office furnishing out of their funds.

Maki asked if the committee has decided if we are going to open back up grant submittals by the townships or non-profits? Heirbrandt replied no, we are not opening it back up.

Dillinger shows we have set-aside \$5 million from ARPA funds to go towards the fairground's drainage improvements. Altman replied no with Ms. Kathy Williams stating that is what Connor told them. Ms. Susan Peterson reported when they spoke with Connor they put \$5 million in for the project, the \$650,000 in an earlier request is for the horse arena drainage through Steve Wood (Buildings & Grounds) and she is not sure where that funding was. Peterson asked if that \$650,000 would be part of the \$5 million. Altman confirmed the \$5 million is an outstanding request and \$650,000 of the drainage

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was imbedded in that number. Peterson replied it would be a chunk of that, but it is not money that is on the project but money that has gone to drainage. It is all drainage but the \$650,000 came in earlier was a request through Steve Wood. They are looking at the bigger picture of the fairgrounds. Dillinger asked where is that bigger picture? Beaver replied that is not funded out of ARPA. Dillinger asked are we going to approve that today? Clevenger has not seen that application. Heirbrandt has seen that number on drawings and plans but Connor needs to explain. Altman noted there is an outstanding request for \$5 million, we have appropriated \$650,000 towards the fairgrounds asking if we have appropriated anything else towards the fairgrounds? Dillinger replied no. Altman confirmed out of all of the ARPA funds we have appropriated \$650,000, approximately. Dillinger confirmed that is correct and we need \$5 million. Mills noted the committee's caveat to the \$650,000 is that nothing is to be spent until the Commissioners receive the revitalized master plan with Altman agreeing. Williams stated the \$5 million is what the master plan costs, the \$650,000 is was the original request when we were going to fix a few things at the fairgrounds. Mills noted that amount is set aside for the horse arena only. Dillinger asked if the \$650,000 is included in the \$5 million with Williams reporting the \$650,000 is outside of the \$5 million. Mills confirmed there are two requests that add up to \$650,000 (\$400,000 plus \$250,000 which are both for drainage at the fairgrounds). Dillinger asked if we are going to grant the requested \$5 million? Altman noted that depletes all the funds with Beaver noting there is no master plan. Altman is not in favor of depleting the ARPA funds.

Heirbrandt called Connor Sullivan asking him to explain the \$5 million request for the fairgrounds. Sullivan explained when looking at the master plan it is broken down to four (4) nodes with node one and node two there are dollar amounts pertaining to drainage improvements. Technically the remaining ARPA funds can be used for those purposes. An easier route would be, considering this is loss revenue use which is the most flexible to be used for a governmental service with the fairgrounds being part of a county government itself so either one could be used to get that project accomplished. Altman asked if that is the \$10 million exception? Sullivan confirmed it is the \$10 million exception. Altman asked if we use it on the fairgrounds we have used half of the \$10 million exception with Sullivan replying yes. Altman stated Ken Alexander, she does not know if he has talked to council, but he has talked to the 4H people about exploring moving the fairgrounds. Dillinger replied that is not going to happen with Heirbrandt also replying no. Altman has shared with Alexander that there is a study but in respect to him he should be allowed to present his case. Dillinger stated we have battled that in the past with Heirbrandt understanding but has asked for donations of property and they have said no. That property is going to cost a significant amount of money and then you have to build it. Dillinger stated in the past they discussed moving it to Koteewi Park and it just kept running into brick walls, so we let it go. Heirbrandt noted there was a request from council to look at maximizing the space and doing a master plan on the

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existing fairgrounds and that was done. Maki noted he keeps bringing it up with Beaver noting there is not a lot of cheerleading for that idea. Dillinger stated if he wants to bring it back up to the council and the council votes to approach it again that is fine but as far as he is concerned it is a dead issue. Beaver has explained the history to Alexander.

Dillinger asked with the restrictions of the ARPA funding what better place could we invest in than 4H fairgrounds? Altman replied there are all kinds of places that we have requests for, she did not know that was going to be pushed at this meeting, this is new. Beaver noted we only have \$5 million left in ARPA funds with Altman stated it would deplete the entire ARPA funds.

Sullivan stated with the loss revenue amount it is the most flexible amount which can be used for any government service, you do not have to think of just drainage, water, sewer, broadband, premium pay or COVID related. Carmel is using it for paving roads. It is whatever government service we provide we can use those funds. Maki recommended stepping back, we have been looking at once in a lifetime transformative project and what could that be with the fairgrounds being one of them. Beaver thinks he would delay the \$5 million decision on the fairgrounds until we see number on the Bakers Corner project. If it comes in like the highway and bridge projects it will probably not fly. If we see 20 percent over the engineer's estimate we simply cannot carry that. The committee agreed. Massillamany, thru chat, also agreed. Heirbrandt noted the Bakers Corner project is separated into a Phase 1 and Phase 2 in case it does get out of hand. Beaver is not opposed to that, but he is concerned about the 10-year carrying cost until it feeds itself. It will not be ARPA funds but county general funds. Altman does not see any reason to commit those funds at this point. Maki agreed.

Beaver asked if we have any timetable on costs for Bakers Corner? Heirbrandt reported we just selected Reynolds as the contractor and Indiana American to provide the water. Sullivan reported Reynolds was selected as the contractors under the BOT statute with the Commissioners just approving to start negotiations for a wholesale water purchase agreement with Indiana American Water. Their proposal was about \$2.75 million to \$3 million cheaper than to the next closest one. We are now in a scoping phase with Wessler Engineering designing, Reynolds constructing and Indiana American Water Company. There are about 45 more days in the timeline with at that point we should have a pretty good idea of the design, location, and costs. At that point we will also reach the 60 percent design period for Phase 2. The numbers will be as accurate as they can be at that time. He expects all of this to be completed in 45 days. Sullivan noted Beaver's concern about the district paying for itself, as we have stated in previous meetings it is possible it would take 10 years to be profitable however this is a unique situation with having several residential developers that are planning developments and thinks that

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initial estimate may be cut down to two to three years if that. This is a conservative estimate. This is a unique situation with IDEM telling them things do not normally happen this quickly but given the area it is being built it was bound to happen quickly.

Maki confirmed Indiana American Water is the water wholesale provider or the operator or both? Heirbrandt replied we have not selected an operator with Altman stating they are the wholesale water supplier. Sullivan stated the operator could be anyone from Tri-Co, Citizens Energy, Indiana American to Cicero Wastewater. There are quite a few possibilities and we have not requested proposals.

Clevenger stated we have a Treasury report due and one of the questions is that we have to let the Treasury know what we have earmarked the \$10 million for. Clevenger needs to know what we are going to put in the report. Altman asked if we have already designated we are taking the \$10 million revenue reduction? Beaver confirmed that is \$10 million of the money they have already given us, correct? Clevenger replied yes, we have to tell them how we are going to use that, this is not an extra \$10 million. Altman understands but did not know we have to make a declaration of the use. Beaver thinks the correct answer is to look back through everything that we have earmarked minus the \$5 million, you could probably list \$10 million on infrastructure. Committee agreed to listing infrastructure with drainage not included as it may not be considered infrastructure. Beaver does not think we should list affordable housing as that project may not start in two years. This money has to be obligated by 2024 and spent by 2026. The last report is due at the end of the first quarter of 2027. Altman asked if the project has to be totally completed by 2026 or the investment allocated? Sullivan replied it has to be spent by 2026, allocated by 2024. Heirbrandt thinks there may be an extension due to the current supply chain issues.

Beaver asked if anything has come from the consultant that was hired to find funds for Riverview Health? Dillinger reported yes, it is a work in progress, but they have engaged the hospital administration and are working on a plan.

Sullivan reported we did receive information on broadband. We currently have KSM as a consultant for broadband with OCRA(Office of Community & Rural Affairs) mentioning it is not best to use ARPA dollars for broadband infrastructure, but we can use ARPA dollars for applications. KSM and Tom John from Ice Miller will be presenting information to the committee in the future.

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Assessor's Office Buildout

Maki moved to approve the Assessor's application for the office buildout in the amount of \$179,203.89. Heirbrandt seconded. Motion carried unanimously.

Tabled Items

Application #176 – Westfield Washington Township Lindley Ditch Bank Stabilization in the amount of \$800,000. Beaver moved to take the request off the table. Heirbrandt seconded. Motion carried with Altman abstaining. Beaver moved to deny. Maki seconded. Motion carried with Altman abstaining. Heirbrandt noted Surveyor Ward is very familiar with what needs to happen in this area.

Next Meeting

Heirbrandt asked that KSM's broadband report be placed on the next meeting agenda. Heirbrandt wants to know what is going to be on the agenda, so we are prepared to discuss it. Mills noted at this point it is allocating the remainder of the Phase 2 monies and what she has heard is the committee has decided to not do anything with those monies right now. Altman does not see a reason to schedule another meeting. Beaver asked for the Surveyor to attend the next meeting to discuss the drainage projects. Altman suggested scheduling the KSM report as a stand-alone meeting. Altman also noted we have a draft RFP (Request for Proposals) for affordable housing. Altman suggested she and Ken Alexander review the draft and have it approved at the Commissioner level with a copy going out to the Council before approval.

Heirbrandt asked Clevenger if there is anything coming up that he will need clarification at the next meeting? Clevenger replied no, not at this time.

Stevens confirmed he can tell Steve Wood that he has the green light to proceed with the \$650,000 for the drainage project at the fairgrounds. Altman replied no, we are waiting for the master plan revisions. Dillinger stated the drainage has to be done on the horse arena no matter what. Peterson noted they want to make sure that project works into the master plan. Maki agreed that is the caveat. Dillinger confirmed Peterson is saying it does not need to be approved to spend right now, correct? Peterson replied not immediately, they are attending a work session with the Commissioners in July with the revisions to the master plan as requested by the Commissioners. We want this to work with the master plan to be the best use of these funds.

Next meeting will be held August 12, 2022 at 10:30 a.m. in Conference Room 1A.

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Heirbrandt moved to adjourn. Maki seconded. Motion carried unanimously.

**Present**

Christine Altman, Commissioner  
Steven C. Dillinger, Commissioner  
Mark Heirbrandt, Commissioner  
Amy Massillamany, Councilor (virtually through Teams)  
Brad Beaver, Councilor  
Sue Maki, Councilor  
Robin Mills, Auditor  
Dan Stevens, Director of Administration  
Connor Sullivan, via phone call  
Todd Clevenger, Grant Administrator for Auditor  
Jennifer Chavez, Deputy Grant Administrator for Auditor  
Lauren Powell, Accounts Payable Deputy  
Kathy Williams, Fairgrounds  
Susan Peterson, Fairgrounds  
Nancy Ramsey, Family Promise of Hamilton County  
Kelly Romweber, Housing Collaborative of Hamilton County  
Andrea Davis, HAND, Inc.  
Kim Rauch, Administrative Assistant to Auditor



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APPROVED  
HAMILTON COUNTY BOARD OF COMMISSIONERS

Christine Altman  
Steven C. Dillinger  
Mark Heirbrandt

ATTEST  
Robin M. Mills, Auditor

Date Approved: 7/11/2022