

**PORTER COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING  
TUESDAY, APRIL 3, 2018  
10:00 A.M.**

**(The entire meeting is available to watch on the Porter County website.)**

The Regular meeting of the Porter County Board of Commissioners convened at 10:00 a.m. on Tuesday, April 3, 2018 in the Commissioners' Chambers of the Administration Center.

Those present were: Commissioners Jeff Good, Laura Blaney, Jim Biggs, County Attorney Scott McClure; Administrative Assistant Rhonda Young and Recording Secretary Kathy Merle.

**Call to Order/Pledge**

Com. Good, Good morning, this is the Board of Commissioners' Meeting on Tuesday April 3<sup>rd</sup>, 2018.

**CONSENT AGENDA**

**Approval of Minutes – March 13<sup>th</sup>, 2018**

**Approval of Payroll – March 23<sup>rd</sup>, 2018**

**Approval of Claims – March 22<sup>nd</sup> and March 29<sup>th</sup>, 2018**

**Treasurer's Monthly Report – February 28<sup>th</sup>, 2018**

**Comp Time Report**

**MEMORIAL OPERA HOUSE – SCOT MACDONALD, DIRECTOR**

- 1. Jeff Otto – Artistic Services Agreement – Lunchtime Cabaret.**
- 2. Kyle Liedtke – Artistic Services Agreement.**
- 3. Angela Heid – Artistic Services Agreement – Blithe Spirit.**
- 4. Martin Weisenbacher – Artistic Services Agreement.**
- 5. Michael Glorioso – Artistic Services Agreement.**
- 6. Jeff Otto – Artistic Services Agreement – Legally Blonde.**
- 7. Laura Gorski – Artistic Services Agreement.**
- 8. Stephanie Reeder – Artistic Services Agreement.**
- 9. Andrew Glorioso – Artistic Services Agreement.**
- 10. Deborah Haddad – Artistic Services Agreement.**
- 11. Angela Heid – Artistic Services Agreement – Legally Blonde.**
- 12. Bobbie Sue Kvachkoff – Artistic Services Agreement.**
- 13. Boyce – Annual Software License, Software Updates and Software Maintenance for ledger system.**

Com. Blaney, moved to approve, Com. Biggs, second, motion carried.

**ANNOUNCEMENTS**

Com. Blaney, We have a library appointment relatively soon and so we're going to put out a notice that we are taking applications. Stu Summers is our current appointment but they are in the process of hiring a new director and we just don't want this to be up in the air for too long as to who our appointment will be.

Com. Good, Real quick another follow up reminder we have it posted just about everywhere but we will be meeting April 17<sup>th</sup> of this will be the next Commissioners' meeting. We moved it up a week. So April 17<sup>th</sup> is our next at 10:00 in these Chambers.

**NEW BUSINESS**

**COMMISSIONERS**

**American Structurepoint - Change Order No. 6 in the amount of \$15,646.00 for the Admin. Plaza renovation. The new contract sum including this Change Order will be \$961,464.00.**

Com. Good, Do we have someone here from Structurepoint? Yes, Dan can you come up here. I just want to make sure we know what the change orders are and what the work is for that is all. Good Morning Dan.

Mr. Weinheimer, Good Morning!

Com. Good, We'll see you in a little bit.

Mr. Weinheimer, Absolutely, all day.

Com. Good, The \$15,646.00 that is for?

Mr. Weinheimer, It should be for 2 things. It should be for the changing of the trees that we originally had specked through the bald cypress.

Atty. McClure, That is the next one.

Mr. Weinheimer, Then the other one is the ballards that the EMS gentleman I had met with had requested that we put at the entrance to the ramp.

Com. Good, Okay, thanks Dan. So the first one to the Board again is the \$15,646.00 and that is for replacing pipe ballards 7 of them outside new entrance area and that was at the encouragement and advisement of our Emergency Management Department.

Com. Blaney, moved to approve, Com. Biggs, second, motion carried.

**American Structurepoint - Change Order No. 7 in the amount of \$1,206.00 for the renovation of the Admin. Plaza. The contract sum including the Change Order will be \$962,670.00.**

Com. Blaney, 6 grates for the concrete area on the top here in the Plaza. It doesn't say anything about trees. Neither does the other one.

Com. Good, Yes, because I thought the trees was like a cost neutral wasn't it? So these are for grates?

Atty. McClure, 6 sidewalk grates at the top pier of the Plaza.

Com. Good, And that is for drainage trenches that were added I think to catch more water off of the sidewalk.

Com. Blaney, For watering the trees.

Mr. Weinheimer, It was to upgrade the (Inaudible, not near a microphone.) grates to high heel proof grates. We had just standard grates until Com. Blaney reminded us that women wear high heels and we should probably put high heel grates in.

Com. Good, Yes, I think that's probably a good thing to do. Any questions of the Board?

Com. Blaney, moved to approve Change Order No. 7, Com. Biggs, second, motion carried.

**Approve offer to purchase 157 Franklin in Valparaiso – Capital Project.**

Com. Good, This is part of the Capital Plan. I think this was reported in the news over the weekend. What I would like to do is turn it over to Atty. McClure and he could take us through where we're at, where we've been and where we're going.

Atty. McClure, So we originally did the resolution in front of the Council to be able to go out and get appraisals and we did that. The first appraisals came back. You have to get 2 appraisals. You can offer the highest of the average of the two, that's the most you can offer to purchase the property. When the appraisals were first done the numbers came out at around a maximum offer of around \$2.6 / \$2.7 million. We then shifted gears in the Capital Improvement Project, we started looking at the addition here at the Admin. Center. We then got contacted by the owners again. Two things had occurred of significance. One significant addition of work had been completed at 157 Franklin. They were working towards getting the building prepared for office space and also it became apparent that in the original appraisal that the lease there is a high speed internet tower on the top of the building and that lease was not included in the original appraisal. Also, between the first and the refreshed appraisal that lease was renegotiated, extended and increased so we had the appraisals refreshed and when those

appraisals came back to include those two significant changes we had the average of the two together was \$3,621,500.00. The lowest appraisal was \$3,548,000.00 and that was from Vale Appraisal. The other appraisal was obviously more. The two together and then average was \$3,621,500.00. This is a proposal to do an offer to purchase or an agreement for the sale of the real estate. The parties would share in the closing costs and the title work. The offer is for the most that we are able to offer. It also contemplates that the restaurant would remain open for up to 90 days after the property closing itself. We attempted to have the restaurant remain. The owners of the building are the owners of the restaurant and they did not wish to continue the operations of the restaurant in the building. So when that became apparent the reason why we are having the restaurant remain is that we are hoping to be able to turn that part of the building into another restaurant. That seems to be something that we've heard from all of the people involved and that a restaurant remaining in the building would be a good thing that everyone seems to want and we would want to continue that. Interestingly enough the appraisal does not include potential lease income from the restaurant because when the appraisal is being done the owners are the owners of the restaurant and they would be vacating and that was clear when the appraisal was being done so that is about 4000 square foot of lease space for a restaurant. That lease was not included in the appraisal at this time either. So this is an offer to purchase, it's for two parcels of property the original piece of property and the small parking lot that was part of 157 Franklin and also another parking lot that the owners had purchased subsequent to purchasing 157 Franklin. Again, the restaurant would remain opened. This is for all of the materials in the building except the personal property and non-built-ins of the restaurant. The built-ins would remain tables and chairs, pots and pans and things like that for this agreement would remain with the property of the owners. This contemplates closing within 30 to 45 days. Does anyone have any questions before we do any other history on this? To clear up any misconception of the history of this building on November 20<sup>th</sup>, 2002 the Commissioners at that time sold this piece of property at auction in these chambers. That auction in 2002 netted \$320,000.00 before the auctioneer was paid. It was a fairly large misunderstanding that at some point we gave this to Valpo and Valpo sold it. That just didn't happen. If you look at the Commissioners' meetings that kind of bares out and shows you that we did hire an auctioneer and that was Sheldon Good out of Chicago and they sold it here so we reap the rewards of the sale of the building at that time and that was at an obviously arms-length public transaction that netted the most possible for the building at the time. I think that goes to show and it's difficult to communicate to the public and to everyone involved that in 2002 we kind of have to go back in time here, we were in the middle of the Bethlehem bankruptcy. We were in the middle of the bail out loan from the State and frankly County government and local governments were in as much of a cost savings mode as possible and I believe at that time that that budget session of 2002 10% to 15% of everybody's budgets were cut because that's what needed to be done because Bethlehem represented approximately 10% of the property tax take overall for the County. The new Jail on 49 opened right at this time October/November of 2002. When you go back and look at the Commissioners' minutes I've had the pleasure of reading those. They were concerned of getting all of the last inmates out of that building before this auction took place. So that is how close in time this was and I believe kind of reading between the lines of those minutes it was a "we need to get the new Jail opened, we need to get this building emptied and we need to get this building sold as fast as possible". To give a little bit more detail or a little bit more shading of the picture if you go back and look at those minutes there is actually a little bit of a disagreement of among the Commissioners at the time of whether or not it was advisable to pay \$55,000.00 to have the building auctioned off. Most of that was obviously for nationwide advertisement by the auction company because there was a significant concern about the ability of the building to garner \$55,000.00 at an auction. The building had been an active Jail. It had significant problems and we had done little rehab on once we pivoted and went to build a new Jail. So when we sold this I believe the inmates had been out probably less than a couple of weeks and it had significant problems and it was sold as is. 15 years later and a whole lot of work done at the building and I think that's what the appraisals show. All of the environmental remediation, the Jail cells are out, the roof, has been replaced, the windows have been cut in, it didn't have windows, the elevators have been brought back up to code, (Inaudible) has been sprinkled, all of the HVAC has been replaced. It is ready for tenant finish and that is before you take into consideration that 4000 square foot was remodeled into a restaurant that has been active. That is kind of the true history of how we went from A to B and how we got to these appraisals and why the appraisals changed. The most significant change was the high speed internet lease that is on the building and the revenue that would be coming to the County and also the additional work that had been done as far as studs, drywall, etc. that had been done in the building. So that is how we got to this number and that is kind of really how we found ourselves back here. Obviously the reason why the Commissioners chose this originally as part of the Capital Improvement was because besides the fact this building is basically 36,000 square foot or more when you include the basement and it's roughly \$100.00 a square foot to purchase. It's also sitting next to the Museum, the Memorial Opera House and it's a half a block away from the Courthouse. So there are some significant advantages to Porter County Government on where this property is sitting that is probably unique to us and maybe not as unique to everyone else, but part of the plan here is to allow us to relocate some things out of the Courthouse in downtown Valparaiso

and some things out of the Sheriff's Department but more importantly the departments that we would be moving from the Courthouse this is a lot easier of a transition for those services to move a half a block away. Frankly it's a half a block away to where everyone is parking now at the Courthouse. There is just a whole lot of synergies that are happening with this building and because of the lapse between appraisal and the refresh of the appraisal the Commissioners had the opportunity to kind of dig into to what it would be to do an Admin. addition here and probably at the end of the day that was going to be something more close to 12 to 16,000 square feet for about the same dollars that this is going to be a finished 35,000 square foot building from the top 4 floors before you get to the 10,000 square foot basement. That is how the logic has got us to this point and how the dollars have changed and how the time line from when the Commissioners at that time sold the property until this set of Commissioners attempting to re-purchase it back.

Com. Biggs, I would like to add to that the Commissioners in the 90's when the Jail Advisory Board was created to evaluate or review the conditions of the old Jail the Board never addressed the future use of that building. The Board of Commissioners at that time had no intentions of using that building. We were not in need of any growth space. We were in this building less than 10 years. We had a new Juvenile Detention Center. We had done some renovation to the old Courthouse. And even if we had you have to remember in 2002 this is before any County income tax in Porter County and certainly before the sale of the Porter County Hospital. So even if we had an idea to use this far into the future for growth space there was no resources to do that. So that is why there was never any serious discussion to holding it. As a matter of fact the day we announced that we were going to build a new Jail we started very quietly looking for a new tenant. We had the City of Valpo approach us. We had Ivy Tech approach us, but it was always the same theme that they wanted the building donated to them and some of us agreed and some of us didn't agree to that. And eventually understand I was out of office by then in 2002 when it was eventually sold to the City of Valparaiso.

Com. Blaney, No not to the City of Valparaiso.

Com. Biggs, I'm sorry to the current tenant so had things been a little bit different if we had the money at that time, the resources to hold on to it to improve it. To move some offices maybe we would have, but that simply wasn't the case so here we are and in many ways we're very lucky for this building to be available. It's over 40,000 square feet. It's built like a tank. It's going to be a great home for our E911 program. We're very lucky and I think that we would miss if we didn't pursue this. That's all I have.

Com. Good, Just to fast forward a little bit to more current times today and that is truly what we're dealing with today. As we've been marching towards putting the Capital Improvement Plan together meeting with our design experts and people that we've contracted with we received a study back last week from the envelope study on the Historic Courthouse downtown. So I'm switching gears I'm moving over to the downtown Courthouse right now. The study came back that we have some foundation issues in that building. I think we've all sort have known that, but we really never had it quantified before. It is a historical building. It has a stone foundation. The work that we need to remediate to fix that can be done and we're already gathering numbers to do that, but I think one of the big things as Com. Biggs said we're going to be moving a lot of people out of that historic building where we have the Prosecutor, Adult Probation. The building is very overused. The Historic Courthouse is very overused for the type of building that it is and by us going in and fixing the skin. Fixing the foundation issues pulling about 75 to 100 working people out of that building this should allow the wearing and the actual placement of that building to be there for a long time. And one of the other things I would like to say as we've announced this I've heard things from different people and you're going to get this up here I get it, but people say you're growing government well let me tell you something we're not growing anything here. We're moving people around that are already here. We're just putting them in different places is what we are doing. Just walk through the historical building when we did the presentation all of the electrical issues that we have there. All of the public restroom issues that we have there. The electrical issues go away now when you pull 80 people out of a building, because 80 computers, 80 everything goes away right. And then the public restrooms we can go in and we can remediate make all of the public restrooms ADA and bring them up to code and then in the end protect this historic landmark building for us for a long time and it also puts the court system in a really good situation in Porter County for the next 25 years for the back staffing and all of those other things. We also do have the IV-D Department which is currently in a building in downtown Valparaiso that is leased from another individual. When their lease is up we're going to take a very strong look at them bringing them over into that building as well. And the good thing about IV-D their lease comes with some federal funds so we will be able to bring those federal funds back to that building as well too. So between the tower rental income that we have, if we bring a restaurant back in there and then some lease rental income from IV-D we think that we're going to be able to offset a lot of the costs that we would have anyway. We're also going to be putting in all new LED lights. So the building should be very energy efficient and all state of the art stuff out there too. For all of the things

mentioned here this was sort of the pivotal piece for us on this part and the other thing it does it allows us to move on our Capital Plan much faster and much quicker. So that is the other take away and more efficiently. To sort of put it all into perspective there has been a lot meetings going and I will try not to take too long here, but we have been with the City of Valparaiso in relinquishing some ground along Lincolnway for them to put some more parking. We're also looking at the easement alley behind the Memorial Opera House and the Old Jail and now this building to see if we could trade some alleys and some easements that allows us to get another 25 feet in there between buildings to do some creative things with. So this really sets us up the County and the City to do some things for the downtown Valparaiso going forward but it also in the same breath enhances our venues that we have downtown too in our office building. A lot of synergies here. It's a good day in my opinion. Laura did you have anything to add?

Com. Blaney, No I think you guys covered it.

Atty. McClure, I just have one other clarification. This purchase that is contemplated before the Commissioners now includes 2 parcels of property. I mentioned earlier a little bit, but the second parcel of property is a larger parking lot behind 157 Franklin. The County never owned that. That was not bought at auction, because at the auction it went from the Commissioners to the Davolos family and that is who still owns it today. Once they purchased 157 Franklin later on they went out and purchased separately the back parking lot. This purchase agreement contemplates the building, the parking lot and that additional parking lot and as anyone who has tried to park in downtown Valpo knows parking lot space is needed and not inexpensive. So that is also part of why this building's value grew over the 15 years is because it is actually an additional parcel of parking that is included in this purchase.

Com. Blaney, And that will be a benefit to the Opera House and the Museum.

Com. Biggs, And Jeff you had pointed out some people may claim that it's growing government. The Commissioners would really like our residents to understand that has been literally nearly 30 years since we've done anything significant to any of these buildings and certainly purchased additional buildings. We moved into this building I believe in 93 so the decision to build it was done I believe in 1990. That was also the Juvenile Detention Center and some minor renovations to the old Courthouse and I think maybe something was even done at the Expo Center too at that time. It's been roughly 30 years since we've invested back into these properties and setting ourselves up. We're a service oriented business and we have to space that is appropriate for us to deliver our services and that is what we're doing here. It's not because we like new buildings.

Com. Good, More to take care of.

Com. Biggs, Yes.

Com. Good, Any other questions from the Board on the contract to purchase?

Com. Blaney, moved to approve the contract to purchase 157 Franklin, Valparaiso, IN, Com. Biggs, second, motion carried.

Com. Blaney, And thank you Scott for all of your work that you did on that.

Com. Good, Yes, thank you so much.

Atty. McClure, You're welcome.

Com. Good, The other thing that I would like to point out too now that we've made the offer we're going to be working in conjunction with the City of Valparaiso. They've offered their services to help us out to do an RFP. So we will be doing an RFP on the restaurant space, because of the liquor licenses that are in the City of Valparaiso and how they are dealt with. We want to make sure that we're being proactive. Our goal again is to get a restaurant in that building. We think it's a nice center piece for the building and we think it's an added benefit for the community and for our employees too. So be looking for that in future as well too.

**A Resolution of the Porter County Commissioners concerning the removal of parcels from the list of parcels to be sold at the Commissioners' Tax Sale scheduled for April 10<sup>th</sup>, 2018.**

Atty. McClure, This is the Commissioners' Certificate Sale. We've had Shrewd and Frieman helping us clean this list up. This has been over the last couple of years a process of which the Commissioners' office, the Assessor's office and the Auditor's office have been working together to shrink the list of properties that seem to be repeating on the Tax Sale and the Commissioners' Certificate Sale list and get that down to something a little bit more

manageable and also something a little bit more able to actually be sold. This time around what this resolution is proposing is to pull parcels of land that are in the Twin Creeks Conservancy District up by the work that will be done our Storm Water Department in South Haven and also some parcels by Flint Lake for that Conservancy District and then this would be the first step in the process of allowing the Commissioners to take ownership of those properties and then for the ones that the Commissioners are taking we would then assign them to our Storm Water Department to be utilized in the upgrades that are happening in South Haven. Then the Flint Lake ones or something similar Atty. Hollenbeck brought those to our attention to help in their MS4 endeavors at the Flint Lake Conservancy District. So this is that first step in the process. The Certificate Sale is the 10<sup>th</sup> of April here in the Commissioners' Chambers. I can tell you that the Auditor's office has done an exceeding amount of work. All of the letters to all of the adjacent property owners for over 400 parcels were done by the Auditor's office. They were done in a very quick period of time and that is what brought to the attention the parcels in Flint Lake. Our Storm Water Department scoured the list to make sure we didn't need any of the parcels for storm water work, because ultimately the reason why these parcels keep recirculating is because they are either wetlands, they're trapped, they're undevelopable, they're under water and so this was an opportunity and this list probably composes 25 to 30 parcels that are coming off. So we will be attempting to utilize those for MS4 and Storm Water purposes and that is kind of the first attempt at reducing the list of properties that are getting recirculated.

Com. Good, And just to give everybody an idea. When this list started when we got our hands on it 2 years ago it was over right around 1000 parcels. So it's been pretty daunting to go through every parcel, but we're trying to get them out and cleaned up. That is 1000 tax bills that go out twice a year. You have the mail, the postage, tax sales. It's just a lot of work that you're spending money on for nothing. So we felt we had to manage that. So that is what we're doing now, it's a big task.

Atty. McClure, Parcels that need to get back on the tax rolls are remaining. Parcels that need to be either taken over by a conservancy or a parks department or our Storm Water Department that is what we're attempting to do these parcels at the end of the day are just not developable and therefore really aren't going to be generating any tax dollars and that is why they've gone through this list here of properties. There is probably not a parcel on here that hasn't been through 4 or more tax sales and at least 2 Commissioners' Certificate Sales to give you an idea of the public exposure on these properties.

Com. Good, Any comments or questions from the Board?

Com. Blaney, moved to approve, Com. Biggs, second, motion carried.

### **SHERIFF DAVE REYNOLDS**

#### **Malinowski Consulting – A proposal for the preparation of the Jail Operating Expense Information Form**

Ms. Hahn, We had brought him to a meeting last year and introduced you and basically what he is going to do is go in and see if we're able to make more money for the Federal Housing. What you would do normally is go into their system, punch in all of the numbers of what the costs were for running the Jail and then they calculate it and you never know if they are going to give you more money or not. This guys is going and do it on the side, figure out if we are going to get more money and then he could plunk it in if we are. If we're not then we're not going to do it, but I think we should because he wanted to do it last year I said no because we want 2017 which is high for the medical you know the highest that we have a full year. We didn't have a full year with the medical in 2016. So I kind of pushed him off until this year.

Com. Biggs, So this has nothing to do with taking more Federal prisoners in?

Ms. Hahn, No this just to see if we get the rate higher. So we will see. We won't have to pay the full amount if he.....I think it's 80% we will pay him to do it and figure it out and then if we don't he won't charge us the rest of it. I'm splitting it up between our two funds because that is where the money is going into. The same cut that we get the money from.

Atty. McClure, Yes so that would be in the.....

Ms. Hahn, 1217.

Atty. McClure, So the Commissioners are roughly 60 and you guys are roughly 40?

Ms. Hahn, Actually it is 43.30 you and 58.70 us.

Com. Good, Close.

Com. Blaney, moved to approve the Malinowski Consulting contract, Com. Biggs, second, motion carried.

**Harley-Davidson of Valparaiso – A Lease Agreement for 1 motorcycle with an annual payment of \$2,000.00**

Com. Blaney, moved to approve the Harley-Davidson lease agreement, Com. Biggs, second, motion carried.

**SURVEYOR KEVIN BRIETZKE**

**3 Quotes for a 2018 Chevy Silverado.**

- Bosak Chevrolet \$31,100.00
- Team Chevrolet \$32,042.00
- Harbor Chevrolet \$32,386.00

Com. Blaney, moved to approve Bosak Chevrolet, Com. Biggs, second, motion carried.

**IT – DON WELLSAND, DIRECTOR**

**NITCO – Service Agreement to increase the bandwidth to be able to use the voiceover IP phones in Hebron**

**NITCO – Service Agreement to increase the bandwidth to be able to use the voiceover IP phones in Chesterton**

Com. Blaney, moved to approve both NITCO service agreement for Hebron and Chesterton County Highway Garages, Com. Biggs, second, motion carried.

Com. Good, This will bring our 2 North and South garages up to speed with internet bandwidth and all of the other things that we're doing. Thank you Don.

**HIGHWAY DEPT. – ANDY MCKAY, SUPERINTENDENT**

**Receive and Open Bids for Bituminous material**

Ms. Urbanik, We have 8 bids. The first one is Boyd Asphalt.

Com. Good, Andy we are going to give these to you and then you can take them back.

Mr. McKay, I will take them down and everybody can look at them, fair pricing.

Com. Good, I'm anxious to see the bituminous. This is Central paving out of Logansport. This is Bitmat Products, Town and Country Paving out of DeMotte, Pavement Solutions Inc., Asphalt Materials Inc., Rieth-Riley, Walsh and Kelly. We have them all.

Mr. McKay, I will take them down and the vendors can check pricing on them.

Com. Good, Do we want to enter these in at the next meeting?

Mr. McKay, Correct.

Com. Good, And the will be meeting with you next week to go over our paving schedule and everything else correct?

Mr. McKay, Yes.

**C. R. England, Inc. – A lease agreement for equipment storage**

Com. Good, This is in Portage. We have an agreement with the trucking company to use their yard for the Highway Department.

Mr. McKay, We stage a backhoe up there in case we have a sink hole or something develop. We stage our mower up there. It saves a lot of travel time.

Com. Good, And it's not on a frost law road either.

Mr. McKay, Exactly and it's right in town so it's very close and very convenient.

Com. Blaney, moved to approve C.R. England, Com. Biggs, second, motion carried.

Com. Good, I believe that is a 1 year agreement.

Atty. McClure, It is and to be clear there is no actual lease payment. We plow the driveway.

Com. Good, We wanted to formalize it for insurance purposes and everything else. And we look forward to the opening of the material numbers and hopefully the rates didn't go up too much.

**HIGHWAY ENGINEERING – BOB THOMPSON, DIRECTOR**

**Robert A. Binger and Christina S. Mooradian – Petition to vacate Vale Street adjacent to Lots 28 & 29 in Block 3 in Hillcrest Park, recorded in Misc. Record “K” page 131 – 2<sup>nd</sup> Reading**

Com. Blaney, moved to approve on 2<sup>nd</sup> Reading, Com. Biggs, second, motion carried.

**Raymond G. Pullins and Lois M. Pullins Revocable Living Trust – Petition to vacate unimproved and un-named road right-of-way adjacent to Lots 1 and 2 in Hurlburt, recorded in Misc. Record “E” page 184 – 2<sup>nd</sup> Reading**

Com. Blaney, moved to approve on 2<sup>nd</sup> Reading, Com. Biggs, second, motion carried.

**ENGINEERING & PLAN COMMISSION – BOB THOMPSON, DIRECTOR**

**Unified Development Ordinance Amendment – Chapter 4 – Planned Unit Development Districts – 2<sup>nd</sup> Reading**

Mr. Thompson, This is an amendment to the Unified Development Ordinance. It is the Planned Unit Development Section Chapter 4. This ordinance would allow for the Plan Commission to waiver for the size presented for Planned Unit Development. Right now it's rather strict as far as residential/commercial. This will allow residential to go down to 5 and it lowers commercial and residential combined, but it also gives the Plan Commission the ability to waive if they meet the requirements listed under the purpose statement. This is 2<sup>nd</sup> Reading.

Com. Blaney, moved to approve on 2<sup>nd</sup> Reading, Com. Biggs, second, motion carried.

**American Structurepoint - LPA Consulting Contract for the Willowcreek Road Extension from CR 700 N to SR 130**

Mr. Thompson, Correct, this is Federal Aid project where you just recently approved the LPA INDOT contract which allowed us to access the \$248,000.00 for this project. This is now going forward with actually having a contract with a consultant American Structurepoint to look at the route analysis for Willowcreek extension from 700 down to State Road 130.

Com. Biggs, This is basically for the preliminary engineering work.

Mr. Thompson, It's the start yes, because not only will we look at a route analysis we're going to be diving into the environmental section of this also.

Com. Biggs, Do they call that a pre-engineering review?

Mr. Thompson, Well it's part of what they refer to is the PE process.

Com. Biggs, moved to approve the American Structurepoint contract per the LPA guidelines, Com. Blaney, second, motion carried.

Mr. Thompson, Thank you Rhonda I see it is being passed around. I really need everybody's signatures on this.

Com. Good, Time is of the essence.

Mr. Thompson, Yes.

With no further business the meeting was adjourned at 10:45 a.m.

BOARD OF COMMISSIONERS  
PORTER COUNTY, INDIANA

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Jeffrey J. Good

\_\_\_\_\_  
Laura M. Blaney

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Jim Biggs

Attest: \_\_\_\_\_  
Vicki Urbanik, Auditor