

**PORTER COUNTY BOARD OF COMMISSIONERS
TUESDAY, May 23rd, 2023
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, May 23rd, 2023 in the Commissioners' Chambers of the Administration Center.

Those present were: Commissioners Laura Blaney, Barb Regnitz, Jim Biggs and County Attorney Scott McClure; Recording Secretary Kathy Merle.

Call to Order/Pledge

Com. Biggs, Good morning. Welcome to our Tuesday, May 23rd meeting.

CONSENT AGENDA

Approval of Payroll – April 14th and April 28th and May 12th, 2023.

Approval of Claims – April 6th, April 13th, April 20th and April 27th, May 4th, May 11th and May 18th, 2023.

Approval of Minutes for March 27th, April 11th, April 13th and April 24th, 2023.

Weights and Measures Monthly Report – February 16th, to March 15th, 2023 and March 16th to April 15th, 2023 – Filed.

Com. Regnitz, moved to approve the Consent Agenda, Com. Blaney, second, motion carried.

MEMORIAL OPERA HOUSE – SCOT MACDONALD, DIRECTOR

ARTISTIC SERVICES AGREEMENT

- | | | | |
|-----|---|-------------|------------|
| 1. | Little Shop of Horrors – Kelly Staton | \$800.00 | |
| 2. | Little Shop of Horrors – Jessie Howe | \$500.00 | |
| 3. | Little Shop of Horrors – Molly Oros | \$600.00 | |
| 4. | The 25 th Annual Putnam County Spelling Bee – Stephen Dean | | \$1,200.00 |
| 5. | The 25 th Annual Putnam County Spelling Bee – Jordan Dollins | | \$1,200.00 |
| 6. | The 25 th Annual Putnam County Spelling Bee – Kevin McBride | | \$ 300.00 |
| 7. | The 25 th Annual Putnam County Spelling Bee – Angela Heid | | \$ 500.00 |
| 8. | The 25 th Annual Putnam County Spelling Bee – Samantha Zivkovich | | \$ 250.00 |
| 9. | Season 2024 – Show 1 | \$13,335.00 | |
| 10. | Season 2024 – Show 2 | \$12,520.00 | |
| 11. | Season 2024 – Show 3 | \$11,560.00 | |
| 12. | Master Carpenter – Derek Deroo | - \$450.00 | |

VENUE RENTAL AGREEMENT

Beverly Shores Depot Film Festival - \$500.00 Non-Profit.

Com. Regnitz, moved to approve the Memorial Opera House Artistic Services Agreements and Venue Rental Agreement, Com. Blaney, second, motion carried.

ANNOUNCEMENTS

Citizen Appointment to the Stormwater Advisory Board – 1 Appointment to complete the term of Andy Vasquez. (Residing in unincorporated Porter County.)

Com. Biggs, This appointment will complete the term of Andy Vasquez who was recently appointed to the Porter County Council.

Com. Regnitz, We only had one application, Paul Hegan. I would like to nominate Paul Hegan.

Com. Biggs, What do we know about him?

Com. Regnitz, He has worked in the golf industry for 50 years. So he has experience in maintenance, management, construction and ownership. Drainage is crucial on golf courses. The ones he's been involved with all have wetlands in areas of flood plain. He has experience with county drainage projects and the DNR. He has experience in building wetland drainage and lakes. He's managed a lot of projects during that time. I think he's a great applicant.

Com. Regnitz, moved to approve Paul Hegan to the Stormwater Advisory Board, Com. Blaney, second, motion carried.

Administration Building's New American Flag.

Com. Biggs, Many of you may have noticed when you came into the Rotunda at the large American flag that we recently put up. Barb is there any background on this?

Com. Regnitz, We just had a generous donor who would like to remain anonymous and was very appreciative of the resolution we passed on patriotism. We will also be receiving a second flag and our facilities director is looking for an appropriate location for that one. We can't quite fit another large flag so we're looking at a slightly smaller flag. On your way out make sure you just look up in the Rotunda.

PoCo Wellness Connection Employee Launch.

Com. Regnitz, We've been talking about this new initiative that we've started. Multi-disciplinary, multi-department, multi-agency across the county. We are actually going to do an employee launch at lunch on June 1st. We are going to be explaining to the employees how they can access the portal on their phones so that they can get involved in some of the different activities that we are going to be starting. And one of the really fun and innovative one we're doing is a virtual walk around Lake Michigan. So as you're getting your steps in daily you're actually going to be plotted around like as if you were walking around Lake Michigan. When you get to certain areas you're actually going to be presented with pictures and showing you where you are on your trek around Lake Michigan. Not only that we are going to have some fantastic prizes to get people encouraged and engaged. We're hoping that word will travel. Com. Biggs has volunteered his parking place for a month. We're also going to offer a day of PTO and a half day of PTO. We're also going to be encouraging different establishments in Porter County to donate gift certificates as prizes as well. This is just the first of many different ideas of things that we're going to be doing. Once we gauge the interest amongst the employees then we're hoping to launch those to non-employees and everybody in Porter County. So that's a fun thing that we're doing right now.

Com. Biggs, I'm really interested to see how all this comes out. I think it is a wonderful program and I can't think of anything but good that would come out of it. I'm not going to tune in to see how far I go. I don't need another disappointment in my life.

COMMISSIONERS

Repeal Ordinance No. 13-06 – An Ordinance Creating a Non-Reverting Fund for Receipt of Charitable Donations for Porter County Central Communications – 1st Reading.

Atty. McClure, The same type of ordinance was passed in 13 and in 2018. We don't need two of the same fund ordinances. This would repeal the older of the two versions.

PUBLIC HEARING OPENED

Com. Biggs, Anyone wishing to speak in favor of this repeal? Second, call anyone wishing to speak in favor of this repeal? Third and final call, anyone wishing to speak in favor of this repeal? Anyone wishing to speak against this repeal? Second call, anyone wishing to speak against this repeal? Third and final call, anyone wishing to speak against this repeal?

PUBLIC HEARING CLOSED

Com. Regnitz, moved to Repeal Ord. No. 13-06 an Ordinance Creating a Non-Reverting Fund for Receipt of Charitable Donations for Porter County Central Communications on 1st Reading, Com. Blaney, second, motion carried.

Memorial Opera House.

- **New Project List**
- **Skillman Cost Analysis**

Com. Biggs, Will you please introduce yourselves.

Mr. Lewis, I'm Jeff Lewis. I'm with Shive Hattery, but I'm a member of the Memorial Opera House Foundation.

Mr. MacDonald, Scot MacDonald, I'm the Executive Director at the Memorial Opera House.

Mr. Cherry, Scott Cherry. A construction manager with the Skillman Corporation.

Com. Regnitz, We have been trying to work collaboratively to come up with moving this project forward. Scott McClure actually had an excellent suggestion. If we could agree to a list of things that we felt we could have two Commissioners agree to and four Council people agree to we would have a good chance of moving this project forward. So we put on the roof, windows, exterior brick renovation, HVAC, auditorium seats and carpet, fixture upgrade to existing restrooms, front door, front of house, tile, wood, plaster repair, site improvements to entrances, plaza, sewer line, electrical upgrades, house lighting and we also had additional restrooms on here and I think our assistant just removed that. What we did we had that costed out and the cost to do everything on that list on the low end came to roughly \$4.7 million. And on the high end \$6.9 million. We knew that we were working within the constraints of the \$5 million ARPA ordinance that the Commissioners passed in the November/December time frame for the renovations. So then I reached out to Jeff and I said that either we wanted to give the Foundation some time to see if they could potentially raise that additional money for the restrooms or if in the interest of just moving this project forward to take it off at this time. I don't know who all collaborated on the decision, was to remove those so that we could actually move this project forward. And by the way the Foundation has also agreed that they are going to be responsible for the auditorium seats. So we thank you very much for your generous contribution in that regard. So now when we take a look at now the high end of that it is \$4.67 million and on the low end roughly \$2.3 or \$2.8 million. \$2.8 million to \$4.7 million. We asked Skillman if they could put together this conceptual cost range estimate. Scott Cherry, I don't know if you would like to just mention how you came to these numbers.

Mr. Cherry, We've been estimating this project for a couple of years now and have a pretty good idea the quantities and what is involved in the project. The difficulty in going through the exercise of estimating the list is that we don't necessarily have a full design and how we address some of these things. That is why you see quite a bit of range in there with costs. The other item that I'd like to mention is that there is a construction contingency on top of those numbers and about a 7% design contingency on both the low end and the high end. And that is for when we get into design we can really think about how the design starts to develop and get better numbers as we progress through it. Other than that the biggest thing was the additional restrooms. We talked about that, but that is off the table now. That was really driving the cost because again, how you address that was difficult to do. That is our numbers. Again, they are inflated to August of 2023 and I'm glad to answer any other questions you have.

Com. Biggs, What design fees in these projects, taking the bathrooms out....what design fees are actually involved?

Mr. Cherry, I'm not sure but what I can say is that for the soft costs for this project I use 15% and normally the biggest items in the soft costs are your professional fees, which include the architect. Normally you would see a high cost for loose equipment, cost of financing and technology, but in this project there is not a heavy loose equipment need there. Technology is pretty much incorporated into the electrical cell. There is money in the budget for architect fees and of course CM fees. What those fees are yet to be determined by the scope. I can't remember the percent that the architect Schmidt had but it is covered in the added 15% in the soft costs.

Com. Biggs, So given that information you would have to feel fairly confident that we would stay within that \$5 million budget to complete that project.

Mr. Cherry, If I added 15% to the low end yes. You know again it is really zooming in on what actually we're doing and putting together a bid package and bid it competitively publicly, publicly bid it. That is going to answer your questions how much it costs. We'll try to stay in that budget. I think we can do it if we work together.

Com. Regnitz, So the timeline that we collectively came up with is that today the Commissioners have an opportunity to approve this list and the cost estimate. We will take this same show to the Council and do the same thing assuming that we approve it here today. Then at the June 13th meeting if the Commissioners' and the Council approve the above list and the cost analysis then the Commissioners will vote on the amended Schmidt Associates and Skillman contracts at that meeting. We then need to go to the Council to have them appropriate the funds because they unappropriated them. Then we need them to re-appropriate them. Then we will be able to move forward with the work. Put together a bid package and put it out to bid.

Com. Biggs, I appreciate the timeline you wrote up. It's just that there needs to be a little adjustment there that if it is approved today then we will go out to bid. Then once those bids are returned we will bring that forward to the County Council for their approval since the \$5 million has already been appropriated for that project or had it been. For those of you who pay attention to what the Commissioners' business or the county's business has been over the last several years you know that this project has been in the forefront of much of what we've talked about. Especially the last couple of years. Former Com. Good and current Com. Blaney have wanted to move that forward. I did not support that. It was all based on our ability to pay for all of it. At that time we were looking at a project of the build out with the restrooms at an \$8.5 million and I knew we didn't have it at that time without taking the money from something else to make up for that \$3.5 million disconnection there. I've always been in favor in fixing what's broken. That is the tuck pointing, that's the roof, that's the HVAC primarily. Scot I understand that you know it's the office space or the bathroom accommodations in that building are not ideal, but we're County government. I have buildings that we deliver our core services out of that are in the same type of situation. In at least one case worse. And it's not that I never wanted to support that. It's just that it's all about priority. I want to thank Barb. You know coming on in January and grabbing this by the tail so to speak. And bringing it to a decision today. And I think a decision needs to be made first and foremost. As long as we can stay into that \$5 million and if you know in the infinite wisdom of the County Council is that they feel that we can spend \$5 million on that building I'm not going to question that. I don't sit on the financial arm accounting government. That's on the executive and the executive is saying that building needs some attention.

Com. Biggs, I'll entertain a motion to move this forward to go out to bid if somebody wants to make a motion.

Com. Blaney, Well I have a few things as well. First of all in August of last year the projected cost was \$7.6 million not \$8.5. It included both the Opera House and the Sheriff's residence. It was expensive. We did have the \$5 million. We also had cooperation of the Foundation and willingness to cover the rest. So it is still kind of the same price but in my opinion we're getting a lot more. Today's numbers of course are inflated like everything else. It's closer to \$9.5 million now. That is just how it is. If we're looking at this project as a list of things that must be done I don't think we need a plaza. At \$200,000.00 or maybe I got that wrong, \$150,000.00 to \$250,000.00. If we're just doing the bare needs and there are some serious bare needs. I don't know what we're going to do with Sheriff's residence. I know that I have things here about renting it out but I don't know who would want to rent it in the state it's in. We're going to have to put some money that too. I will give my support. I know we had some volunteers at the Opera House sweating doing Nonsense in full nun-regalia in 90 degree heat and we just can't have that. So I will support this moving forward. Although, I do not think we need a plaza.

Com. Biggs, Okay so you will support it without the item.

Com. Blaney, I will make a motion to support this list without the plaza.

Com. Biggs, Table that just for a second. I just want to say something real quick. Scott I want to apologize to you and your staff for being caught up in the middle of this for the last two or three years.

Mr. MacDonald, Thank you.

Com. Biggs, You shouldn't have been. You were in the line of fire nevertheless. I wanted you to hear that from me.

Mr. MacDonald, Thank you Jim.

Com. Biggs, I know the plaza was important but what is more important is moving this along. I'm going to unless Barb wants to second Laura's motion I will second Laura's motion to get this moving. Do you want to second it?

Com. Regnitz, I thought you second it.

Com. Biggs, No I didn't.

Com. Regnitz, I just wanted to discuss the plaza just briefly. The whole point was because we weren't going to be doing the connector in between the two buildings. And by the way we will be talking about the Sheriff's residence shortly and addressing what we're hoping to do there. We were hoping that we would have a place that could be used by the community. It could be used by people that are using the Memorial Opera House either because they were attending a performance or they're attending something else. It could also be used by the community. We would be cleaning up that area in between the two buildings and having it be more consistent with the look of the Arts District in downtown Valparaiso. So that was one of the things that we were hoping to accomplish and why we wanted to do that.

Com. Blaney, It sounds nice. It just doesn't sound like a need. We've really cut this list down to bare bones needs. The people that have been in favor of this entire project have had to make a lot of compromises. And I don't hear any coming from the other side.

Com. Regnitz, I don't know if you wanted to talk about the plaza at all if you feel strongly about it or Jeff if you feel strongly about it. Something in between.

Mr. Lewis, I don't.

Com. Regnitz, Then I have no objection of striking that off the list.

Com. Biggs, What's important right now is to send a message to the County Council. There has been a lot of contention about this project and to show some unity here to unanimous vote I think is what's needed right now. I appreciate you doing that and I appreciate Laura supporting it.

Com. Blaney, moved to approve the list without the Plaza, Com. Regnitz, second, motion carried.

Mr. MacDonald, Thank you very much.

Sheriff's Residence – Receipt of appraisals. Discussion about lease terms.

Com. Regnitz, Scott if you wouldn't mind can you just recap for everyone all of the reasons why we had to have the appraisals and what in terms of why we're discussing lease terms today in our meeting. The requirements for a government agency to lease out one of their properties. And all of the restrictions that we're under.

Atty. McClure, So as everyone I'm sure is surprised there is a statutory guidance on exactly what the County government needs to do in order to lease one of its own buildings. One of those first steps is to get a fair market rental analysis. In this case because we're attempting to rent some of the guidelines that Com. Regnitz is pointing out is that if we are doing a 3 years or less lease and the total lease proceeds are less than \$25,000.00 a year the executive does not need the approval of the County Council. If it is for a term longer than 3 years or is more than \$25,000.00 in total rent per year then that requires the Council to approve it also. There are some other step if we proceed with this the Commissioners would have to make a written finding that it's in the best interest to lease and not sell. I think that is a pretty easy case to be made here. What we've done so far is we've gotten two appraisals to tell us in their opinion what the fair market rent would be. That came in two distinct categories. First category would have been just renting out the first floor. It's estimated that to get the first floor into a rentable state would be about, I'm going to round up slightly, about \$120,000.00. To make the entire first and second floor of the Sheriff's residence rentable that number is about \$155,000.00. The fair market rent if it was a 3 year term for just the first floor, which is approximately 1450 square feet the fair market rent is about \$23,886.00 for the entire year, which comes out to be \$1,991.00 a month in rent. If the fair market rent for the main and upper level, the entire first and second floor which is just under 3000 square feet if that was on a 5 year term that would have a fair market annual rent of about \$40,289.00 or a monthly rent of \$3,357.00. We have a couple of different options and not to be confusing but it boils down to if we wanted to rent the main floor there is a cost associated with getting that rentable. The main floor cost is about \$120,000.00. The fair market rent for just the main floor would be about \$23,886.00 a year. If we did the entire first and second floor the cost to bring that to a rentable stage is about \$155,000.00 and would create according to the estimate about \$40,289.00 a year in rent. Then obviously depending on

what course of action the Commissioners take and what kind of bids come in then we would either need or not need Council approval for the term or the annual rent.

Com. Regnitz, Originally we were going to lease this out as is. Both of the appraisers felt that we would have a better opportunity if we made it move-in ready and that's why we asked for some estimates. Daniel also has his own estimates and I don't know if you have those right now that you want to share.

Mr. Sullivan, Not exactly but I can estimate. We got construction estimates for making it a workable, rentable office. For instance a kitchenette was recommended. A basic washroom was recommended to get those things and of course air conditioning which is the biggest thing that building doesn't have right now. Then paint, that's painting the walls to make them basically repairable. And that does come out in the direction of \$120,000.00.

Com. Blaney, Is the air conditioning included in any of these budgets?

Mr. Sullivan, Yes.

Atty. McClure, (Inaudible)

Mr. Sullivan, We have heating right now. In fact both of the folks that we looked at we have one price. Another one we're waiting on a price. Both have said you can go either way. We can probably realize some operational efficiencies by getting a system that will do both or we can save money on that upfront cost just putting air conditioning and having the heat still come from the boilers. So we'll make those judgements down the road. The difference between the \$120 and the \$155 or so is bearing out pretty well between the first and second floor upfront costs because we've got one price so far for both floors as that difference \$35,000.00.

Com. Regnitz, I'm hoping to meet with Stu Summers so we can approach the RDC at their June meeting and ask if we can borrow the money depending on if the Council approved us going longer than a 3 year term and larger than \$25,000.00 lease payment. We'll either go for the \$120,000.00 or the \$155,000.00. We'll ask to borrow those funds and once those funds have been repaid we're hoping to create a non-reverting fund where these lease payments will go into the non-reverting fund such that we can in perpetuity keep up that building. That really is a great facility and we want to make sure that we have a mechanism where we're not falling behind on the maintenance in that building.

Com. Biggs, For the guests that are here in the audience to just give you a very brief history that use to be our county's County Jail. We moved out of it I think in 1973 or 74 to 157 Franklin, which is now our 911 Center, but the building for a period of time housed the Historical Museum operation. They have moved out it.

Com. Regnitz, It has been vacant a little over 3 years.

Com. Biggs, So from my standpoint here's the way I'm looking at it. We've moved out of that building in the early 1970's. We have not made a dime on that building since its construction. Although it sits on one of the prime locations in the City of Valparaiso. If we want to keep the building it needs to be fixed, renovated. I think it's smart to be able to do that if we can help somebody else do that without using all or our own money and retain the ownership of the building. As time passes the building and the property it sits on just becomes more and more valuable. So I think it's a wonderful project. I support it 100% otherwise it just sits up wasting away. I don't know why anybody wouldn't support this.

Com. Regnitz, So the timeline that we have for this particular project is today. We will vote to accept the two appraisals and you have both of those sheets in front of you. If anybody has a preference as to which lease term although I think I would like the flexibility of either doing a 3 year or a 5 year depending on how the Council votes. This evening we're going to ask the Council if they have an appetite for extending the lease term and the lease amount over \$25,000. At our June 12th meeting we will announce the lease terms and we will vote to renovate the Sheriff's residence. Then at the June 27th RDC meeting we will ask them to vote to lend the money for the renovation. Then at the July 11th meeting we will vote to advertise the lease. Today the only thing we need to do is accept the appraisals. I don't know if we need to vote on that Scott or what we need to do.

Atty. McClure, I mean it's in the sense of we're accepting the appraisals that have come in from the two appraisers American Valuation and Evaluation Services. The document speaks for itself from that point. The executive can go to the fiscal tonight and get direction.

Com. Blaney, We do or do not need to vote on this?

Atty. McClure, It's just voting on the sense of accepting these documents as official documents that it.

Com. Regnitz, moved to accept the quotes from Valuation Services and Advisory out of Valparaiso, Indiana and American Valuation Appraisal Services out of Schererville, Indiana.
Com. Blaney, second, motion carried.

Public Works Complex Project – Discussion.

Com. Biggs, A & Z can you come up front here? Good morning. How are you?

Mr. Anabtawi, Wonderful, it's sunny outside. My name is Jamal Anabtawi. The co-owner of A & Z Engineering. I have with me.

Mr. Barone, Ross Barone, business development manager.

Mr. Waugh, Andrew Waugh with Martin Riley Architect Engineers.

Mr. Anabtawi, Earlier this year we received a proposal from the Commissioners to investigate or do a study for the four sites for the Highway Dept. We started this study based on meetings with the staff. Visiting the sites. Observing our...you know we notice a lot of deficiencies in those buildings. And we presented those in our study and now we would like to share that information with the Commissioners and the public. If you have any questions I'll be glad to answer. Go ahead Andrew.

Mr. Waugh, All right. I mean kind of the short synopsis of the study is for the main Valpo site. Just due to the age, size and conditions of the existing buildings we didn't feel that new additions or renovations would be the best solution there. And that removing the existing building in phases would allow for the county to utilize that site without having to procure additional land or anything and stay operational while construction would be going on to replace those buildings. And that would occur in a couple phases. As for the Chesterton and Hebron facilities for the most part those were in reasonable conditions. There's some possible locker room additions that could be used at those sites and also cold storage facilities for equipment storage to get that out of the weather.

Mr. Anabtawi, Before you go to that the way we approach this study is basically the best people to tell us what needed done instead of what wanted done is your employees. So we met with key staff members. We did a study with seven options after several meetings. Let's compromise on what's which one is the best option. So with the help of your staff and the way this making the Valpo office or the site is the central location of the Highway Dept. and works together with the others. And how we make all of that operational with the mobility's, with storage and all that. So that's how we included to one final option and that is preferred by most of the employees.

Com. Biggs, Early on you know there was some discussion I had with our superintendent about what we needed in as far as space. I'm talking about the actual footprint of the property. I think Mr. Polarek stated that something around 12 to 14 to 15 acres. And you all come in and decided and advised us that look you can make this work if you move some stuff around. You won't have to go out and go to the expense of buying additional property. What are you recommending? How did you come to that conclusion and what needs to be done in order for that particular footprint to work where it's sitting on?

Mr. Anabtawi, Well with our observation as engineer, architects and the referral to your employees is basically can we do this project with the existing ground or do we need to find another place and locate all that. Working as a team here and by the way A & Z and Martin Riley have been working together for the past 20 years. So this is not our first project together. The recommendation is keep it the same way and see what happens. How about revamping the whole buildings and see where that takes us but the more we dug into it seeing structures. The integrity of the structure is basically gone. Slab for the garages are lowered three feet. So the building is not safe and we tackle it by the office first and then the garage, then the maintenance, the shops. From all of that we developed bullet points.

Mr. Waugh, If you're wanting us to go through a kind of list of the deficiencies I can. It's a bit lengthy.

Com. Biggs, Well keep in mind we don't want to be here until midnight.

Mr. Waugh, To some degree with various iteration. I mean just to elaborate on what Jamal said for your question. I mean just aside from the seven kind of iterations that we discussed further as a group we did over double that internally in our office. At first I mean we sort of were under the impression just that we were somewhat thinking that it was going to take more land and to make this all work. Then once we started kind of assigning square footage to different office spaces, taking into account the number of trucks, factoring in for some growth that Jim had indicated over the next decade or more. It just all started to fit as on the site and especially once you took into account the state of the buildings and just a functional deficiencies for modern equipment. I mean trucks in general and equipment have just gotten larger over the years. And there are a lot of aspects of those buildings that it would take major renovations. I mean removing roofs and things like that. And that doesn't take into account some of the other structural issues and deficiencies of the buildings that are also a matter of issue that ultimately with somewhat of a clean slate you can make do.

Com. Biggs. In your opinion was any of those buildings out there salvageable in the long term?

Mr. Waugh, In the long term no. The short answer is no.

Mr. Anabtawi, 50 years and older. Your typical structure lasts 50 years. Then they lose their integrity. Those buildings are 53 / 60 years old.

Com. Biggs, So could you speak briefly on what structurally you have found with these buildings that are unsafe.

Mr. Waugh, Sure. We'll just go through the pictures real quick. I'm just going to kind of roll right through these. Starting in the vestibule in between the office and the garage we have water damage around the windows. There is condensation issues to the point where the floor diffusers won't even fit in the holes. We also have concrete spalling at the main entry door. It's causing floor damage there. There is also floor damage into the conference room which is on the right hand side of the photo.

Com. Biggs, Hold on just a second. That floor damage in there if you go back one. That reddish color that I see on the tile. What is that caused by?

Mr. Waugh, Moisture from some sort of source. I mean it could have been a roof leak. I mean there is a basement under this portion of the building I believe. We wouldn't expect it to migrate from below so more than likely overhead water. Just for standards the photo on the left is one of the restrooms. There has been plumbing leaks that have been repaired previously. By today's standards it does not meet ADA requirements. This photo on the right is the copy room, which used to be a Janitor's closet. This is a mop sink that is still in there. We have shelving and copy supplies in front of electrical panes which would be a code issue. Low voltage wiring on the right. It has been updated just as technology has improved but it is still outdate by today's standards. The conference room on the left. A lack of space on the right. This was showing one of the egress doors. You can kind of see a piece of insulation tucked behind a cabinet. That at one time has been used to put over the door to help control air leaks and problems.

Com. Biggs, There is a door behind that piece of insulation.

Mr. Waugh, The door is on the left. The piece of insulation is tucked on the right for moving over to put on the front of the door to try to control air losses. There are a lot of different improvements that have happened over the years. Multiple different pipe systems. The one on the left is part of the building in the basement is being used to store old Courthouse records which for storing records isn't exactly the best place to do those for their longevity. The photo on the right is actually a small plumbing line that is running across the floor to get to a floor drain because the water softeners don't have a floor drain next to those which actually crosses a path that gets used by the staff. There is condensation on ductwork that is kind of led to mildew and on insulation in the basement.

Mr. Anabtawi, If you notice also the height of the basement. That does not meet code.

Mr. Waugh, On the left hand side that is a pump (Inaudible) and a pump that is located in the break room for the employees at the Highway Dept. If you walk from upstairs to down you have to go past that low clearance duct to get into their break room which if I remember correctly

is under 7'6", which would typically be the code minimum. Moving to the outside we have spalling bricks and structural damage to walls. This is moving on to the garage part. There is broken glass block some of which they've tried to put rigid expandable foam to try to plug the holes. On the left it is a little hard to see but there are streaks on that masonry that is water which leaked running down the interior wall from leaky windows. On the right is what some of the electrical system looks like after being exposed to different contaminants. That is completely rusted through at a few different points. This is two different bathrooms in the garage portion. There is a lack of....well the one on the left doesn't meet ADA. It is a unisex bathroom off an office. Since this facility was built it was predominantly a male field Highway Dept. It now has several female employees that including on the road crews and items. There is only one larger restroom for all of the employees to use in the garage which is one of the photos on the right. The lack of storage has cleaning supplies up on the shelf. The photo on the left still in that same bathroom a water heater is sitting next to a urinal. There is a duct that kind of runs through the floor to get to the next adjacent room and then there are some materials stored on top of that duct. It is a little hard to tell in the photo but if you're there in person the photo on the right aside from just the staining which happens in garages but the floor slab is cracked and due to the increasing sizes of equipment the floor slab is a bit thin to accommodate some of the equipment weights.

Com. Biggs. It wasn't originally designed to take on this kind of weight.

Mr. Waugh, Correct. This is a trench drain that is in that same area. If you look on either edge of that trench drain those are actually pieces of metal that have rusted through and started to come off of that assembly which actually could contribute to further damage. To tires and anything if it runs over it. A door on the right is a door that has been caulked shut to avoid air leakage. That was in an office off of the maintenance garage.

Com. Biggs, You can go back to that slide again. We have a caulked door. Aren't we eliminating exit points?

Mr. Waugh, It would be an exit point, yes. It's not ideal by any means. The slide on the left the overhead doors are rusting. The slide on the right are the overhead doors to the garage. There is extensive cracking in the masonry and that particular picture there is a displacement in that concrete masonry to the extent that actual hornets have moved in and are living in the wall. Similar just adjacent to that but a different section of wall. You can kind of see the foam where they tried to plug the holes aside from just the horizontal joints there is cracking up vertically up through the blocks. On the right the steel lenticils that support the window opening those are rusting and have been for a while. Along with masonry damage above that. The one on the left is one of the exterior doors. This was actually a usable door but entirely rusted on the surface. That soon will start to rust through. The photo on the right is the rood of the salt barn. The shingles are starting to curl. There is a spot where some of the stone granules are starting to come off. There are multiple others that were missing as well. There is some evidence of roof leakage. The photo on the left is of the wood deck in the salt barn. Towards the top you can see some discoloration where the water has been making it in along with some other spots. There are more. We just tried to get a sampling of photos. Salt is corrosive. It doesn't play nice with the steel. Some of the sheathing is actually rotted away. So there is a hole into the inside. The one on the right that is what is termed the lower garage. It is one of the few locations that the Valpo area has to store trucks outside to get them out of the weather. This is the facility that at some point in time the floor had been lowered to be able to accommodate the larger vehicles. Pretty much every masonry pier in this portion of the building has showing is showing signs of distress and cracking. The one on the left is the lower entrance and gravel kind of gets in there. Additional maintenance is needed to keep drainage clear. The photo on the right is an egress door that would have allowed people to get out of this lower garage. At one point in time it was blocked in when the floor was lowered because there is no way to get up to it. Essentially for that lower garage there is one man door to get out and you have to go up the wood steps and a platform that doesn't meet code to get to that door. There's a picture on the left of that platform and railing on the right. You can see the condition of how the foundations of the building were left when that floor was lowered. At one time that concrete and you can see the different color of the concrete to the left. The top line, is a more distinct line would have been where that floor level at one time was. That concrete footer that has a little bit of a lip that was poured when it was below grade. It is just sitting on top now. Next. There is a steel column in the center of that lower garage that is a picture of the lower part of that.

Com. Biggs, What is that supporting that?

Atty. McClure, The roof.

Mr. Anabtawi, If somebody have an accident and hit that.

Com. Biggs, It is supporting the roof.

Mr. Waugh, Yes and it is pretty much rusted through once and was repaired. Now the repair is nearing being completely rusted through as well. The picture on the right is showing some cracks and displacement that have happened in the load bearing masonry at the perimeter walls.

Com. Biggs, That looks like that cinder block has shifted.

Mr. Waugh, It has. It's been repaired. Next. The one on the left is just one example of holes that are in the masonry exterior load bearing masonry walls. The photo on the right is another example of a different one. One of the buildings for masonry cracking this is the one point of egress for staff to exit out of the sign shop. Next.

Com. Biggs, How do holes get poked in those walls?

Mr. Waugh, Aside from just kind of the integrity of the wall that also lets water get in and further degrade that masonry over time. Pretty much every window location or door opening has cracking. The one on the left is just an example of the cracking at the windows. The one on right was a door opening. You can actually kind of see that shadow line underneath that there is a lateral displacement where that wall has been moving and doesn't fully line up anymore.

Com. Biggs, So something is shifting (Inaudible) or the wall.

Mr. Waugh, It is moving sideways, yes. The one on the left is another man door for building. The door frame is probably about the only thing holding those two concrete masonry blocks from falling out. The picture on the right is a set of steps for the staff to use at the sign shop. It's pulling away from the wall. Next. These two pictures are just kind of examples of some of the equipment that is sitting outside due to lack of storage in regards to cold storage space. You can see the rust on it and the equipment isn't cheap. The life expectancy decreases the more it sits out in the elements. Next. Trucks the same way. So far everything we discussed was for Valparaiso's site. There is more. This was just a sampling of photos. The next few here are from Chesterton. This is where a fence essentially the posts have rusted through or been damaged pretty much. The Chesterton site has an east and west side. This is on the east side. At least half of the fence for the east side is in a similar condition. Next this is the cold storage building that we indicated in the report that we recommend tearing down and building a storage building.

Com. Biggs, What side is this on?

Mr. Waugh, This is on the east side as well.

Com. Biggs, At Chesterton? What are in those buildings?

Mr. Polarek, That is where we store as much equipment as we can in the winter time and get it out of the weather and signs.

Mr. Waugh, The man doors on this building the building has shifted/rusted to the point that they don't work. You actually have to raise the overhead doors to get in. Next. You can't walk through the man doors. The picture on the left is a close-up of what the condition of the siding for that building. Especially at the corner. It's not watertight or weather tight by any means. There is similar damage around the perimeter of that building. Next. Basically the one of the left was just an example that there used to be another building there. There's an old foundation that needs to be removed to accommodate fully using the site for storage of aggregates or for rebuilding the building. One of the right is just a reiterate that even though the Valpo site doesn't have room for the trucks or equipment that Chesterton and Hebron both have equipment that does sit outside. We had a couple of iterations in the report just as possibilities on how the site could be used. This is the Valparaiso site and we've whittled down from 20 some iterations to the two that we went over with the staff at the Highway Dept. This is how you can located their needs that were indicated to us and how it could actually work on the site. Along the south side is barriers that help contain some of the aggregate storage. Get those out of the main view from Indiana too, but also with those barriers. You can kind of condense and use the site that's one of the main ways that we were able to make that a functional site. Then we have truck storage which is kind of the angle parking. Then the lighter colored block there's staff parking with offices to the east and then maintenance, function garage bays, a fabrication area, then part storage. There is a wash bay and some parking for the Weights and Measures. Then basically where the

existing office and garage would be after the rest of it would be built cold storage to get more of that equipment.

Com. Biggs, We were also just discussing about placing Weights and Measures Dept. out there.

Mr. Waugh, I believe they are currently in this building this iteration accommodates a slight increase in space. It increases it. It provides space for them in the office areas and a small increase in square footage for their office space in this layout as well as accommodates their truck parking, which is in the garage at this site. Also, their trailer parking that they park at the Highway Dept. now out in the elements.

Mr. Anabtawi, The new construction could happen while their operational.

Com. Biggs, So we could renovate even though we're not on this property and operate at the same time?

Mr. Waugh, I wouldn't say renovate. Reconstruct. Essentially it would have to be phased for this layout. The salt barn, the lower garage and the sign shop would all need to come down at the beginning. Along the southern property line there in the center there is a new salt barn which depending on the time of the year and time frame of how things start could be built to make sure that there is still salt capacity without having to go to one of the other sites to load trucks. And then all of that lower chunk of space could be built and become operational. Then the existing office and garage could be taken down to build the cold storage facility.

Com. Regnitz, Andrew, Jamal and Jim when people think of the word garage they typically think of their two-car garage connected to their house where they park their vehicles. I think it's almost a disservice to be calling our Public Works facility complex a garage because we have many more than one building and we have a lot more functions than storing equipment. We're not even doing a good job of storing our vehicles inside of our buildings right now. I'm just wondering if we could talk about all of the different buildings we have in our Public Works complex and how many different functions are we actually performing out of those facilities. I don't know Jim do you want to take a stab at that?

Mr. Polarek, Right now we have the three facilities. The Valparaiso, the Chesterton and the Hebron. There is also South Haven so there is actually four. The South Haven one is newer. It just opened up two years ago I believe. There is plenty of storage room in that and it's a brand new facility. So it meets all of the requirements and everything like that. As they showed in the Chesterton one on the east side that is an old building from probably in the 50's before they built the new building across the street. 12 or 16 years ago I think that one was built. The foundation they showed was where the existing building was torn down yet they left up that other one. So as you can see there is a lot of equipment that sits outside. In Hebron a majority of the equipment sits outside from the road grader to the excavator.

Com. Regnitz, Could you estimate the total value of equipment that is....

Mr. Polarek, \$30 million. By the time you figure trucks, excavators, snow plows and everything I would estimate somewhere between \$25 and \$30 million. We just ordered the new trucks and those new trucks were \$300,000.00 a piece with the snow plows.

Com. Biggs, And currently those are sitting outside 365 days.

Mr. Polarek, In Valpo yes. Chesterton and Hebron they can park inside. Later on the agenda we will come to you because the pay loader we have in Valpo is only nine years old and there are holes rusted in the floor because it sits outside.

Com. Biggs, Not only does it sit outside you don't have any type of washing bay.

Mr. Polarek, Yes, the only way you could wash it is to kick the mechanics out of their shop so you can wash the trucks.

Com. Regnitz, So can you just talk about all of the different functions that your department is actually responsible for.

Mr. Polarek, Everything from about 10 ft. off of each side of the road. Pretty much all of the infrastructure that falls within the right-of-way.

Com. Regnitz, You are also responsible for maintenance and having mechanics and maintaining (Inaudible).

Mr. Polarek, Right now our mechanics are all split up. We have mechanics at two locations. One in Hebron and then one in Valpo with the mechanics assistant. So we have to maintain inventory at multiple locations. Equipment for them to repair the vehicles at multiple locations and as you can see in the Valpo shop we can't lift the vehicle off the ground or they want the floor jack. So any work that is really done they have to lay on their backs and roll underneath it.

Com. Regnitz, You also do some sign fabrication.

Mr. Polarek, There were no pictures of the sign shop but yes. You had external pictures of the sign shop. That is also where the lower garage is. So the newer facility all of that can be done under one roof. Right now if we need to talk with someone in the sign shop we have to walk out of the office, walk through the building and to get to them. Everybody would be on one floor.

Com. Regnitz, How many miles of roads do we have and everything you are responsible for maintaining.

Mr. Polarek, Just under 800 miles of road. 200 subdivisions. Out of 800 miles we have about 300 miles of chip seal and 500 miles of asphalt. Then thousands of culvert and all of the ditches along the side of those roads that we have to maintain. Along with mowing those roads and cutting the trees back along the edge of the roads and maintaining all the signs on the roads. We have a part-timer this year that is out doing inventory and signs. I mean we would estimate it probably 20 to 30,000 signs out there that we have in an inventory that we need to keep track of.

Com. Biggs, At least.

Com. Regnitz, So you have to pay for chip seal the roads. You have to plow the roads when there is snow.

Mr. Polarek, Plow the roads, chip seal the roads.

Com. Blaney, We don't pave.

Mr. Polarek, No we don't pave. We do some small stuff like if we change a culvert and we need to come in and fix a piece of the road we will come in and we lay that out. We do it by hand. If it is larger pieces than that is contracted out.

Com. Regnitz, But you are still responsible for it?

Mr. Polarek, One of our rollers was sitting in the Chesterton shop over the winter. Came down here. The seat was bad in it, some switches and electrical. We had to put a new seat in it while it sat outside and the raccoons ripped a hole in a brand new seat. So we got a brand new \$800.00 seat with duct tape on it already.

Com. Biggs, Thank you Jim. I mean it is clear if you are familiar with our buildings that our entire inventory this is my opinion for what it's worth far and away the worst building in our inventory. The Jail is probably second but less of a concern of a structural issue there. Some components of it are wearing out that need to be replaced but this building here I mean. I don't need a four year degree as an architect to determine this building is unsafe to operate in. If you have egress doors that we saw are sealed up. You can't even get through and they're in rooms where they're working around gasoline and diesel. If something were to happen to get out of that building in time you literally have to go up a set of stairs and get out that way. That can't go on. We have shifting cinder block walls that who knows how long that could last. That could go down tonight. I mean we have people working and going in and out of those buildings constantly.

Thank goodness we don't have any public that comes in and out of them, but our workers were just as responsible for them and they deserve a safe place if nothing else a safe place to work out of. Then we had the issue of millions and millions of dollars invested in equipment that we are abusing because we can't get it out of the weather and clean it so it holds its value and it's used longer. And the end of the day it's just costing us more money. We need to make a decision on this and that's what I plan on this board providing this information to the County Council. So we can start moving on a decision here because I mean quite honestly if you look through this

property a decision on this property should have been made a decade ago. A decade. Easily a decade. And now it is just accelerating in this deterioration. Like I said you don't have to be an architect to see you have shifting cinder block. You have window and door frames that you can probably stick you know a screwdriver through. So we need to do something much sooner rather than later. That is the intent here.

Com. Regnitz, Did you want any Board action today?

Com. Biggs, No I don't think. Scott we don't need any Board action do we?

Atty. McClure, No this was just a presentation.

Com. Blaney, Are we going to talk about the cost estimates of this. It's a lot of money what we are proposing here.

Com. Biggs, Yes it is a lot of money. What is your cost estimate? And I want everybody to understand that when you know this stuff is....I mean it's just really just a guess as to what it may cost it could be way less could be a little more. You don't want to guess something out that ends up being a lot more than what you thought it would be.

Mr. Anabtawi, No we were conservative in our estimate.

Com. Regnitz, The other thing is it hasn't been designed yet.

Com. Biggs, And we are not going to know anything until it's designed. And then that design is bid out to be built.

Mr. Anabtawi, And our engineer's estimate we're at least 20 percent contingency because you haven't done anything yet. Even the state allows you to have that. The estimate is \$23,675,000.00.

Com. Biggs, And that is for all three properties?

Mr. Anabtawi, And engineering fee.

Com. Biggs, And the soft costs for like office equipment is that in there as well?

Mr. Waugh, I believe we included a little bit of furniture.

Com. Biggs, There is not much furniture needed. My goal is to, we're looking at a bond that we're looking to retire at the end of the year. And for us to take advantage of that current tax rate so it doesn't negatively affect our current tax rate by forcing it to go up. We have to have another project or projects plugged in at the time that expires or we lose it. And anything over what is it \$12 or \$14 million Scott that has to go in after the referendum at that point.

Atty. McClure, It's an equation. Somewhere right now it's \$16 or \$16.5 million depending on what we're doing exactly.

Com. Biggs, We have, I think our last projection with the Skillman study there was \$25 million worth of work that needs to be done in the Jail. My hope is and I've asked Scott to give me a list of those issues in the Jail that he would deem critical that we address sooner rather than later. That price tag is right around \$8 million. My hope is I'm going to work with him and I'm going to work with you and try to get both of these projects into a program where we can address both of these projects into a program where we can address both of the with this single bond. That is going to take some sacrifice on Jim's part. We may as start looking at it now as to what we can do without right now and maybe address in a year or two years to put on there. Let's tackle the biggest lion's share of it. We are going to do the same thing with the Jail and then put it front of the Council for a vote.

Com. Blaney, I think we have a lot of work to get to get to just one bond. We got the Jail estimates back and those were \$29 million. It's cutting a lot.

Com. Biggs, I agree but I'm not going to suggest in this economic environment that the county takes on a second bond because that will cause an increase in the tax rate and that the last thing I think the county should be doing right now to the taxpayers. And I will not support that. Not that I have to. That is a Council decision. Commissioners don't raise taxes, but I'm not going to put forth a project that is going to cause that chain reaction. I'm going to put together

a project or projects that I believe that we within our current financial means that we can take on without affecting the tax rate. That is my goal. You're not being paid to be here. Thank you for taking the time to be here.

Com. Regnitz, Thank you so much for all of the extra effort you put in. We really appreciate it.

Com. Blaney, We do pay them.

Com. Regnitz, But we didn't pay them to be here today. None of this presentation was in their initial proposal.

DeRiso Law Group – Representation and Fee Agreement.

Atty. McClure, We have a situation in which our Probation department is the keeper of obviously many records. It's kind of a unique situation in which there is a federal murder trial occurring in the state of Pennsylvania in which for some reason they believe they need some of our confidential probation Project Pro records. Anyone that understands what Project Pros would understand the sensitivity of that information. However, our Probation department was served a federal subpoena under the laws of that circuit and then in that state. And obviously that doesn't jive with our privacy laws and things of that nature. So this is to hire an attorney that is located in Pittsburgh that does this type of work to be able to defend and make sure that whatever we do turn over for the federal murder trial is not causing us any problems with our confidentiality issues. And very specifically there is not just the offenders information but to potentially one if not several victim's identities, etc. that would be potentially misinformation. That is why I took it a little bit more critically than some other things. This is a representation and fee agreement for this law group to defend and make sure that what we do turnover is what we are required to turn over and that we don't want to follow any of our local State of Indiana confidentiality rules. I need a motion and a second.

Com. Blaney, moved to approve the DeRiso Law Group agreement, Com. Regnitz, second, motion carried.

HEALTH DEPT. – SHEILA PAUL, DIRECTOR

An Ordinance Creating a Non-Reverting Fund #8915 for Receipt of Funds from the Indiana Department of Health for the Lead Grant Fund – 2nd Reading.

Com Blaney, Has anything changed since first reading?

Ms. Paul, No.

Com. Blaney, moved to approve the Ordinance on 2nd Reading, Com. Regnitz, second, motion carried.

Com. Blaney, Are we going to have her in front of us to talk about Senate Bill 4 sometime soon because that is kind of a big deal.

Com. Regnitz, We were thing in the July time frame. We've got a pretty aggressive agenda between now and the end of June. So hopefully sometime in July.

Com. Blaney, When is the deadline for....

Ms. Paul, September 1st.

Com. Biggs, I'm actually looking forward to that.

Ms. Paul, Great!

Com. Biggs, I have a lot of questions.

Com. Blaney, Well maybe we should do it sooner.

Com. Biggs, It is kind of a big deal. I'm sure everybody would agree.

Ms. Paul, It is absolutely a big deal.

Com. Biggs, I just want to make sure that there is room on the agenda to give it the appropriate amount of time to discuss and you're not pushed out of here because we got 20 things behind you.

Ms. Paul, I would say the sooner we could discuss it the better because if you have questions I can then take them back and get answers from our Board or from the State.

Com. Blaney, How often does your Board meet?

Mr. Paul, They meet the first Tuesday of every month.

Com. Blaney, The sooner we can get it on.

Com. Biggs, Let's...

Com. Regnitz, I'll show you what we have on the agenda and if you want to have the opioid presentation. We've got the public safety commission, we've a number of different things.

Com. Blaney, How many millions of dollars that we're talking about?

Ms. Paul, For the first year potentially around \$2 million and for the second year \$4. Compared to \$135,000.00.

Com. Blaney, I think we should give it the time it deserves.

Com. Biggs, We'll take a look at it and if we can get you in earlier.

Ms. Paul, Absolutely.

Com. Biggs, Like I said I have a lot of questions.

Ms. Paul, And if you have any questions in the meantime that you'd like to send me.

Com. Biggs, I'd like you to be in front of me when I ask them.

Ms. Paul, No problem. Sounds good.

PARKS DEPT. – JAKE MCEVOY, DIRECTOR

An Ordinance Creating a Non-Reverting Fund #8166 for Receipt of Proceeds from the Lake Michigan Coastal Program in the amount of \$36,250.00 – 2nd Reading.

Com. Regnitz, moved to approve the Ordinance on 2nd Reading, Com. Blaney, second, motion carried.

A Request to Sell Pine Township Property.

Atty. Hollenbeck, I will have a few comments with regard to that. I have got two board members still with me. I lost one here this morning and two were not able to be here because of job commitments. Toni is here and Carl and you know Jake. We're here to share a vision we have that emanates from the master planning process that we've done on a regular basis. And we are about engaged in that process again. That involves what we call the Pine Township property. It has an interesting history. We acquired it in 2006 from the State of Indiana who had used it for many years to have inmates from the Michigan City Penitentiary grow vegetables on the property. It's about 60 acres of ground. Then those vegetables were used to feed inmates throughout the State of Indiana. For whatever reason it was decided that was no longer the best way to get vegetables for the prisoners so that process was abandoned and the state contacted the County in 2006 and asked whether it was a piece of property that we might be interested in. We decided that there was enough interest in it that we did go ahead and purchase the property from the state. That is where the story changes a little bit because like I've said we've been through a number of master planning processes and this property has just not surfaced in that planning process as a viable alternative of any kind. In the interim of course we've acquired the South County property and Brookdale on the north. And then we're trying to do what we need to do with Sunset Hill Farm Park. So this property effectively slid down to about number four or five on the priority list. And as we've gone through the planning process this time it dawned on us that there may well be better use of that asset by converting it into cash and spending that money on park related functions. What we've done is put a list together of our ideas as a Park

Department what might be good usage for this money. I've also got a plat of the property itself. It's right on the County line. In fact the eastern boundary of this property is County line.

Com. Biggs, I'm assuming this \$400,000.00 is what you're projecting the property is worth.

Atty. Hollenbeck, That is an estimate we obtained through an appraisal of the property but it is not set in stone. The market will decide obviously what its worth.

Com. Biggs, Probably more than that given the market.

Atty. Hollenbeck I like the way you think. The reason we're here is because the title to the property was taken in the name of the County of Porter on the deed, which means that the County Commissioners have to execute a deed of conveyance if we're in fact going to be able to transfer it to whoever purchases the property. As you'll see on the plat it has a significant storm water drain that goes through the property, which makes it even more problematic for any park related usage. State Board of Accounts is of the opinion that when you sell a piece of property that you paid for the proceeds have to go back into the fund, which then brings the County Council to play. We will then be asking the County Council if you say okay and we sell the property we get the proceeds we would like that money to come back into park related activities. As that list shows. We're here today to answer any questions you may have. We don't need any action as such and as long as we get a consensus opinion that this is a good idea. And what we're doing of course is taking an under used asset and turning it into an asset we could really use money to do things at Sunset Hill Farm Park and two other properties.

Com. Biggs, I think it is a fantastic idea. You know anytime government pays for something that was obviously...I don't know what we originally paid for that.

Atty. Hollenbeck, It's almost doubled in price. A little over \$200,000.00.

Com. Biggs, Not using it is just a waste of tax dollars.

Com. Regnitz, And Dave you and I had talked about possibly exchanging this property for another property that might be more suitable for your...do you want to just talk about that?

Atty. Hollenbeck, And there are some tax advantages that can ensue and I don't profess to be a tax lawyer, but there are some tax advantages that can benefit the purchaser of the property and might get us a better transactional deal out of it if we did a it's the IRS code number 1041 Swap or Transfer whatever that is. Yes Barb you brought that to my attention and we're looking into that. We can promote that as part of why someone might be interested in it. Candidly it is probably farmland at this point and maybe that is about the best and highest use of the property right now. Like I said the market will decide. We'll let the word out and see who jumps at it. We're here again to answer any questions you may have and hopefully get a positive read on the Commissioners as to your willingness to convey the property. There are a bunch of hoops. You were talking with Scott about the hoops you have to jump through to lease a piece of property.

Atty. McClure, It is going to sound familiar.

Atty. Hollenbeck, Right, there are hoops we have to jump through to sell the piece of property that is owned by the County and we'll have to do that. And once we do that we'll be back if you say go forward today, we will be back with the results of that process with the recommendation that you convey the property to whoever we deem to be the best candidate, which will probably be who pays the most money for the property.

Com. Regnitz, I think it is a great idea. I don't have any problems.

Com. Blaney, I'm glad you're doing this. I think we talked about it a long time ago. At that time the Board was not in favor. I'm glad things have changed.

Com. Biggs, Scott does this require a motion of approval?

Atty. Hollenbeck, As far as I'm concerned and you can listen to Scott obviously but what we're today for is we have to go through the process of selling it. I don't have a deed for you to execute but it sounds like to me that there is a consensus that we should proceed and go forward. Scott what do you think?

Atty. McClure, I don't think we need an official vote because frankly the Council was probably the one that is going to have to give them the approval to get the appraisals. To then pick a process to get it sold. I think what the Council would be looking for, maybe what the Park Board is looking for is a motion that would show that the Commissioners are in support of continuing down this path at this point in time.

Com. Blaney, Could that also make a difference to a potential buyer? Because we won't mess up the sale.

Atty. McClure, Yes, it is always nice when we're selling things to know that there's not any political fighting happening around the sale of the property. It gives the indication that we're going to proceed with a fairly smooth transaction as can be done through the statutes.

Com. Blaney, moved to approve to the support of Sale of Pine Township Property, Com. Regnitz, second, motion carried.

Atty. Hollenbeck, We will proceed accordingly and thank you for your willingness to support our idea.

Naming Rights Policy - Discussion.

Atty. Hollenbeck, The last thing that the Park Dept. has on the agenda I am going to defer to our superintendent Jake, who wants to talk to you about naming rights.

Mr. McEvoy, So the Park Board recently has been working on and approved a naming rights policy for Porter County Parks Dept. And with that policy what it sort of allows us to do is to seek additional donors or sponsors community partners via additional avenue of naming of various park facilities or amenities or in certain cases when we go to develop or build a park certain naming rights to the park itself. So this was passed at a couple of meetings ago. They're still going through some details and working on it, but the gist of it it is going to open up more doors for some bigger type of donations, some sponsors, community partners and even some business owners who may want to sponsor larger projects within the Park Dept. Fields, facilities or in general entire park development as we're currently pursuing. And the big driving force to move this through was we are running now head long into attempting to fund raise for Phase One of Aukiki in South County. We as a Park Dept., as a Park Board have decided to make this a top priority. It is on our master plan. It is a top priority in the master plan.

Com. Regnitz, Do you want to mention where this is Jake?

Mr. McEvoy, Yes, this is Aukiki Park. If you look that parking lot runs along 49. Where that little cutout is south and that is going towards Kouts. We're just right on the outskirts of the town of Kouts in Pleasant Township. This is a property we've had for a long time. Unfortunately, there hasn't been a whole lot of movement on.

Com. Regnitz, And it is how many acres?

Mr. McEvoy, 63 and half acres. Right now it is currently used for farming so it is an AG field at the moment, which provides no recreational use for the people or the residents of that area.

Com. Regnitz, And can I ask you do we have any parks south of 30?

Mr. McEvoy, We have Dunn's Bridge which is a bridge. It's exactly that. It doesn't offer a whole lot of recreational services. It's a small parcel of land. It doesn't have the capacity to serve enough people.

Atty. Hollenbeck, Basically it's used by people with canoes who want to access the Kankakee.

Com. Regnitz, And how long have we owned the 63 acres?

Mr. McEvoy, I think we've had it since 2014 if I remember correctly. So we've had it for almost a decade now.

Com. Regnitz, And one of the reasons I asked Jake to come today is because the Commissioner know people and we know how to twist arms. So I am suggesting that we might

want to help and assist the Park Board in finding very generous donors who would like to associate their name with a portion or the entire park in this case.

Com. Blaney, But we won't be twisting arms.

Com. Regnitz, All right, noted.

Atty. Hollenbeck, We start with you three.

Com. Biggs, My only questions about this is that what we're talking about here is trying to take advantage of some of the amenities we own and generate some revenue by selling the naming rights to those individual properties that it is done with good taste. And that we have some perimeters on what...you know I hate to drive by Aukiki Park and it's Bud's Bail Bonds.

Mr. McEvoy, Yes, any naming right or approval would have to go through the Park Board.

Atty. Hollenbeck, Have you given them the policy? Have you seen the policies?

Mr. McEvoy, I will send you a copy. Anything would still have to be approved by the Park Board. It will make sure that everything is of good taste.

Com. Blaney, Does it include specific fields (Inaudible) park?

Mr. McEvoy, Yes, so there is verbiage in there that if somebody wants to say name like a softball field or they want one of our parks that would have the capacity to handle the softball field or a soccer field. If somebody wanted to move more they could they would have the ability to propose that to the Board and be part of that process and maybe name one of the baseball fields or a softball field or a soccer field.

Com. Regnitz, Jake do you want to just talk about the cost of just Phase One for Aukiki Park and the reason why we felt it was important to come up with a naming right's policy so that we could get this launched so we don't go another 10 years without it as a farmland.

Mr. McEvoy, Absolutely. So the price tag is an estimate. We're working off an old number adjusted for inflation. So Phase One on that first picture is just the groundwork. It's the infrastructure, the storm water, the drainage. Many electrical utilities that has to go in. That is the grass, the trees, the native plantings, the wetlands, the ponds and the parking lot. The road access off of 49. The rough estimate right now is about \$3 million to get that much done. Which is why we needed to find creative ways to try to pursue those monies because it's a lofty price tag.

Com. Blaney, Did you say drainage.

Mr. McEvoy, Yes. The Phase One would allow us to set up the complete rest of the build but we've got to get Phase One before we can move anything else.

Com. Regnitz, Do want to also talk about how Aukiki Park got its name?

Mr. McEvoy, Actually the grade schools at the time did a naming contest. The student's submitted essays and one of the essays had the title Aukiki Park. Then that was picked as the winner back in I think 2017 was when that contest happened. That is where the original name came from and we do think it's important to honor that name. So Aukiki will be a part of the name no matter how the rest of it takes place, but that was the original concept. We do feel it's important that we keep that community engagement throughout this entire process.

Atty. Hollenbeck, It does have some historical precedent. It was a Native American name.

Com. Blaney, And as we move forward I think it is important to keep the local neighbors, especially those that are right there informed of what we're doing. I know there were some rather intense concerns when we bought the property.

Mr. McEvoy, We're definitely going to have to work with the local people in the community down there and make sure they are all in the loop.

Ms. Downing, (Inaudible)

Mr. McEvoy, So this is the one we're looking for now. We've kind of removed all the structures, the facilities and the fields. The plan is to get it to where it's flat grass and paved ADA accessible trails and parking. That way we can open that Park up for use so people can get out there and start using that Park.

Com. Regnitz, And with this initial Phase One what will people be able to enjoy at the Park?

Mr. McEvoy, They're not quite all on there because we don't quite have the software to draw a park anymore. There will be 4 ft. wide ADA trails, several loops throughout their varying in range from a half a mile to a mile. There will be destination ponds, there will also be fishable ponds as well as the parking. The first part of Phase One will be flat grass. So those of you who want to go out there and play soccer or if you want to have a soccer tournament or if schools wanted to go out there and use it. Or if you wanted to host an event you could. You would have the space to do it along with the trails and some passive recreation opportunities.

Com. Biggs, So what do you need exactly?

Atty. Hollenbeck, Barb and Jake need to have more discussions and put together a game plan as to how we go about doing it. Phase One is probably the most difficult one to deal with because it's underground stuff.

Mr. McEvoy, Once we get Phase One underway and completed ultimately we can use that momentum to then drive the rest of what we need to do out there. Getting that first step is going to be the hardest but I think we can do it.

Atty. Hollenbeck, Jake will get you the naming rights policy.

Com. Biggs, Thank you very much.

Com. Regnitz, I think it's a great project.

Mr. McEvoy, I'm excited about it.

AUDITOR KAREN MARTIN

An Employee's request for 2 additional days of bereavement for the passing of their father.

Ms. Martin, The handbook specifically states I need to come before the Commissioners for that.

Com. Regnitz, moved to approve the 2 additional days of bereavement, Com. Blaney, second, motion carried.

Dossett Consulting, LLC. – An Agreement to Provide Professional Consulting Services for 3 years not to exceed \$33,000.00.

Ms. Martin, We've been doing a year to year. I'd like to take this three years because we're going to be saving some money by doing it three years instead of one per year.

Com. Regnitz, And what consulting services do they provide.

Ms. Martin, They do our consulting services for getting money back from the 4D Program, which would mean anybody that assists in processing whether it be the Clerk, the Prosecutor, myself but we primarily do the claims as well as it covers the location, lighting. It goes through all of the buildings and he does a complete look at what's being used for the 4D Program so we get reimburse by the state.

Atty. McClure, The state and federal government reimburse us about 66% of the cost to enforce the 4D Child Support Prosecutor. The only way to gather all of the expenses as Karen was laying out whether it's postage or you know somebody's, Clerk's time for five hours once a month. This company come in and attempts to get that all in place so that we can maximize our reimbursement.

Com. Regnitz, moved to approve the Dossett Consulting contract, Com. Blaney, second, motion carried.

SRI, Inc. – A Tax Sale Support Services Agreement.

Ms. Martin, They are increasing their fees for tax sales. The situation is that we do not get the fees increased to us. It's the end user that purchases or reimburses the individual that buys the property that pays that fee. We do not pay it, but they wanted to make you aware of it because it is a contract.

Com. Blaney, moved to approve the SRI Tax Sale Support Services Agreement, Com. Regnitz, second, motion carried.

EXPO CENTER – LORI DALY

F.E. Moran, Inc. – Contract for annual sprinkler inspections in the amount of \$2,560.00.

Com. Biggs, Lori is not able to be here.

Com. Regnitz, moved to approve the F.E. Moran Annual Sprinkler Inspection Contract, Com. Blaney, second, motion carried.

Communication Company – Agreement for annual fire alarm inspections in the amount of \$4,002.00.

Com. Blaney, moved to approve the agreement with Communication Company, Com. Regnitz, second, motion carried.

ITS DEPT. – LEE CHILDRESS, DIRECTOR

NITCO – A Request to renew a contract for internet service at the Chesterton Highway Garage for 36 months with a total monthly amount of \$119.90.

Com. Blaney, moved to approve the NITCO Contract, Com. Regnitz, second, motion carried.

Mr. Childress, Just a quick update. I talked to CTI this morning which is the company that is doing the revamp for the audio/visual in this room finally has all the equipment. They're available towards the end of June. They are asking for two weeks. So I will have to coordinate with everybody.

FACILITIES – DANIEL SULLIVAN, DIRECTOR

Space move - Update.

Mr. Sullivan, Our little Phase One of moving the high-speed voting machine out to its new permanent home at the Expo Center has been completed. We have a nice place out there to store it. So we won't have to move it back and forth. That is all good. The closet that is in there is secure and Lori was generous enough to give up her space in exchange for a little kitchenette which I'm still building for her, but that is coming soon. We are now half way through our 45 day period of letting architects who are interested in looking at our project to remodel the Health Dept. So we'll get those bids at the first June meeting. In the meantime I'm making up drawings for how we're going to lay out the folks at Voters Registration over at 157 Franklin and storage downstairs. A little piece of that also may include some offices at the first floor Courthouse. I think we'll call that the end of number one. Unless there are other questions on that.

MOH – Air Conditioning Discussion.

Mr. Sullivan, On that one as you know over the last month or so we have a big number. We need a lot of work to working at it and we got it down to now where we can do this at least in the short term to get it back to as functional as it was for about \$12,000.00 to \$13,000.00 or so and so we're proceeding on that as we speak. They're putting that together right now.

Com. Regnitz, And I'm hoping that if we get approval for the Memorial Opera House with the Council that we'll be able to include that as part of that. We have to do that temporary fix rather than doing a permanent solution and hopefully we can just...

Com. Biggs, How do we dance around the...say if we move forward with the temporary fix the Council agrees to the permanent fix? Then we just wasted money on the temporary fix.

Com. Blaney, I mean it is 85 degrees over there.

Com. Regnitz, No it has to be done. And we went from \$90,000.00 temporary for one year down to \$12,000.00. So congratulations.

Atty. McClure, We went from \$90,000.00 temporary for one year down to \$12,000.00 probably for the duration until if it is approved. Until it is constructed and redone.

F.E. Moran, Inc. – A Change Order in the amount of \$19,927.00 for the fire alarm project at the Sheriff’s Department.

Mr. Sullivan, So as you recall we needed a major upgrade. A complete replacement of the fire alarm system at the Jail. That was done for several months the last fiscal year. It was completed right about the end of that fiscal year. In fact I think it was January 3rd when they finally got that done. It was operational again and we mostly made the state fire marshal happy. They pushed near the end there and did a lot more work than was actually in their scope. So this is actually a change order for those extra man hours and a little of labor. Mostly time to complete that project.

F.E. Moran, Inc. – A Contract to add heat detectors for the Pre-Action System that covers the Control Room at the Sheriff’s Department in the amount of \$17,880.00.

Mr. Sullivan, During their explorations of the issues were they discovered that there were no initiating devices. Needless to say the sprinkler system that is in the control room where everything is controlled from there is nothing that would set off the sprinklers in that room which is of course a problem. It won’t work that way.

Com. Biggs, When it was initially designed it wasn’t hooked up.

Mr. Sullivan, It appears that way. From what I can tell I don’t have initial drawings of it. I don’t have the actual locations but from everything I have there is nothing to indicate that it was ever right. So obviously we need to fix that oversight as well.

Com. Regnitz, moved to approve the F.E. Moran Change Order for the Sheriff’s Dept. along with the Contract for the Sheriff’s Dept. Control Room. Com. Blaney, second, motion carried.

Memorial Opera House Staff Office Space.

Com. Regnitz, I will let Scot talk but in our meetings we were talking about in terms of the renovations one of the things that Scot mentioned and that I really heard is that he and his assistant Natalie share an office. And part of the work that they do is to be on the phone with donors and other things that happen in the course of business. It is very difficult for them concentration wise to be both on the phone at the same time. So what we were trying to do is find a place. I asked Daniel to take a look at 157 Franklin to see if there might be some extra office space over there that we could take advantage of. He said other than a small conference room there really wasn’t anything. So we took a look at the Courthouse and I told Scot that we could use this until we find something better. Especially since we’re going to be doing renovations over there. It’s going to be loud, it’s going to be dusty, it’s going to be a mess over there. At least they can have a space. If you can envision the old Probation area on the first floor. So the instant you go through the security on the left hand side there’s a double door. It’s locked so they would each have keys. You go straight back there. There are three offices. They could use the space in front of it as well there is a conference table. There is a kitchen and there an alcove where they could potentially put there printer and other equipment. Obviously they could take any more space in there that they would need. It does mean that we want to take that money from the Porter County Foundation the \$4880...

Com. Biggs, The local preservation money.

Com. Regnitz, Yes for the plaster repair, which isn’t just slapping on a coat of paint but it’s actually properly repairing those three offices. Now the mitigating problem that plaster problem has been fixed but they never went back in and fixed the plaster and we don’t want that just to continue. So Daniel actually has at least one estimate from somebody right now.

Mr. Sullivan, They appear to have the experience to do exactly what we need to do to that limestone that is fine as well as fixing the plaster itself.

Com. Regnitz, There are desks over there. Daniel also has filing cabinets and so forth. The lower level of 157 there are a bunch of boxes that have to get moved out of there but Daniel is anticipating that the time frame could be potentially mid-summer. We don't think we'll be starting anything at the Opera House by then anyways.

Com. Biggs, Are you asking support to move them over there?

Com. Regnitz, Yes, essentially.

Com. Biggs, You're fine with moving over there?

Mr. MacDonald, Yes, absolutely.

Com. Biggs, I certainly don't have an issue with it. I mean it is space that is sitting there not being used.

Com. Blaney, Can you get into that building at night?

Mr. MacDonald, We wouldn't be able to get in at night so we would need to figure out some space at the Opera House itself. Probably the current office space for landing pad basically during performances, all of that. We have cash coming in. Some adjustment.

Com. Blaney, This was a problem that was addressed with our original plan. Along, with new bathrooms.

Com. Biggs, Along with \$3.5 million but go ahead.

Com. Blaney, Not for the office space.

Com. Regnitz, At any rate I did talk to Lee about the IT. He said there were so many people that were in that space before that there should be plenty of drops for the internet. Where we envisioned that alcove there if that doesn't work for you obviously you could put that any place you want but I was thinking that was the most convenient spot for that in proximity.

Mr. MacDonald, Sure. We just have some things that we need to figure out I think. We're good at that.

Com. Regnitz, Then the only other thing that Daniel was planning right now for that space is storage for the Clerk. So we need to have a motion?

Atty. McClure, Let's have a motion and a second.

Com. Regnitz, move to approve the Memorial Opera House staff to the first floor Courthouse space, Com. Biggs, second, motion carried.

Com. Blaney, Opposed.

HIGHWAY DEPT. – JIM POLAREK, DIRECTOR

A Request for Transfer of Funds – Fund #1169 in the amount of \$60,000.00 from Acct. #3730 Lease Purchase to Acct. #4420 Motor Vehicles. Funds needed to purchase replacement JD624P Loader.

Hoosier Equipment – A Quote for a Bobcat T770 with attachments. They will be trading in the M6000 Sweeper for \$7,500.00, which will bring the total cost to \$11,100.00.

Com. Blaney, moved to approve the Transfer of Funds along with the contract from Hoosier Equipment, Com. Regnitz, second, motion carried.

Mr. Polarek, Parks asked for our assistance in loading out some garbage. They have an old building up on Brincka Cross it is an old barn. I guess it would take a guy and a machine probably a day to knock it down and load it into the dumpsters that they are supplying.

Com. Biggs, That is fine if you have the equipment and people to do it.

Mr. Polarek, It will be a rainy day project.

Com. Biggs, Okay.

Mr. Polarek, We definitely won't pull off our normal jobs to do it.

DEVELOPMENT & STORM WATER MNGMNT. – BOB THOMPSON, DIRECTOR

A Resolution Authorizing Application Submission and Local Match Commitment authorizing the submittal of U.S. Department of Agriculture Forest Service Urban and Community Forestry Program Funding Grant.

Mr. Thompson, This is a Redevelopment Commission initiative. I was going to ask Stu if he could describe what this is.

Mr. Summers, This is kind of putting the cart before the horse but the Redevelopment Commission is going to appropriate the money hopefully at 4:30 today. Once they do then the application has to be approved by the Commissioners. To meet the June 1st deadline we are asking your approval and then we'll ask the Redevelopment Commission again at 4:30.

Com. Regnitz, moved to approve the Resolution Authorizing the Application Submission and Local Match Commitment authorizing the submittal of U.S. Department of Agriculture Forest Service Urban and Community Forestry Program Funding Grant, Com. Blaney second, motion carried.

A Unified Development Ordinance pertaining to Telecommunication Facility Standards in regards to Institutional Zoning – 1st Reading.

Mr. Thompson, Allows for communications other than your cell phone such as microwave transmissions for schools and also internet connections if they meet certain standards and institutional. And allows for an administrative approval.

PUBLIC HEARING OPENED

Com. Biggs, Anyone wishing to speak in favor of this ordinance? Anyone wishing to speak in favor of this ordinance? Third and final call, anyone wishing to speak in favor of this ordinance? Anyone wishing to speak against this ordinance? Anyone wishing to speak against this ordinance? Third and final call, anyone wishing to speak against this ordinance?

PUBLIC HEARING CLOSED

Com. Regnitz, move to approve the Unified Development Ordinance pertaining to Telecommunication Facility Standards in regards to Institutional Zoning on 1st Reading, Com. Blaney, second, motion carried.

Quotes for the Wheeler Unsafe Building Demolition.

Mr. Thompson, Originally we went out for quotes on two places 426 Cottam Dr. and 406 Park Ave., Wheeler. The 406 Park Ave. has since been sold and a contractor has come in and received permits for rehabilitating that facility. So this is off. 426 Cottam Dr. we received the bid from C. Lee \$11,000.00, RV Sutton \$18,500.00, Calumet Excavating \$23,500.00. The staff recommends that we go forward with C. Lee for the \$11,000.00 price of demolishing and removing 426 Cottam Dr.

Com. Blaney, moved to approve C. Lee to demolish 426 Cottam Dr. in the amount of \$11,000.00, Com. Regnitz, second, motion carried.

A Road Agreement between NIPSCO and the Porter County Board of Commissioners for Phase 2 of the Tassinong Pipeline Project.

Mr. Thompson, Tassinong Pipeline is Phase Two. It is going to be starting up at the northern part of Union Township heading south towards Kouts. There is a substation in Kouts at 150 East and 600 South. This is the road agreement the staff has been working on. We have a \$1.5 million bond right now currently. What this road agreement does is tells NIPSCO what they need to do as far as rehabilitating our roads if damaged and stuff.

Com. Regnitz, moved to approve A Road Agreement between NIPSCO and the Porter County Board of Commissioners for Phase 2 of the Tassinong Pipeline Project, Com. Blaney, second, motion carried.

A Road Agreement between Mas Tec and the Porter County Board of Commissioners for NextEra Energy-NEET Project. An electric tower line replacement in Union Township.

Mr. Thompson, This is replacing the electrical lines. You can see the staging areas just on the north side of U.S. 30 around 750 West. The roads it affects are around 750 West and around the Wheeler area. It comes up from County Line at about 200 North and heads up just east of the Wheeler High School where NextEra is proposing to replace this and again it's a road agreement to cover our roads at 750 West, 300 North, and Sedley Rd. for these projects. We have a \$1 million bond now.

Com. Biggs, Does this have anything to do with their application to build a solar farm?

Mr. Thompson, No it does not.

Com. Blaney, What does it have to do with?

Mr. Thompson, This road agreement and everything that we have in there has been developed by staff.

Com. Blaney, I mean why are they doing this?

Atty. McClure, NextEra actually owns this power line.

Mr. Novotney, They are rebuilding the transmission line and replacing the old lattice towers with monopole structures.

Com. Blaney, Okay, thank you.

Com. Regnitz, moved to approve a Road Agreement between Mas Tec and the Porter County Board of Commissioners for NextEra Energy-NEET Project. An electric tower line replacement in Union Township. Com. Blaney, second, motion carried.

INDOT - Awards to Porter County for Bridges 12, 61 and 99.

Mr. Thompson, This is just a simple announcement to let everybody know that we have received money for awards. These are for replacing the following bridges. The first two are going to be Group Four funding that we received from INDOT. Bridge 12 – 300 South over Crooked Creek we received a federal award for \$1,316,600.00. Bridge 61 is 625 West over Bryfogle Ditch which we received an award for \$1,584,000.00. All of those are with INDOT's fiscal year 2029. So we do have time to get the engineering going probably later this summer. NIRPC also awarded us funding since this particular bridge is in the urbanized area. This is Bridge 99 – 400 North over Salt Creek for \$1,481,200.00. Total awards we received for the three bridges and this just happened back in late March beginning of April has been \$4,381,800.00.

Com. Regnitz, Congratulations.

Com. Biggs, Nice work.

Mr. Thompson, Thank you.

Com. Biggs, What do you need from us?

Mr. Thompson, It's just a public announcement I guess.

Atty. McClure, Thank you for the announcement Bob.

Mr. Thompson, You're welcome.

A Bid Award for Bridge 40.

Mr. Thompson, This is Porter County Bridge 40 replacement. It's C.R. 100 South over Reeves Ditch. This is totally locally funded. This is a bridge that we had to close for a time period

and have our engineers come out and do load ratings on it and determine that it can stay open at a ton limit. We moved to have it replaced using local funding's. We opened up bids here in the Chamber on May 9th, Madame Auditor was present. We have Ellis Construction at \$1,039,567.09. Dunnet Bay was \$1,129,845.97. Reith Riley Construction came in at \$1,199,681.58. Milestone \$1,202,966.40. F.H. Passion at \$1,416,257.84. Garriup Construction at \$1,527,550.00. We really had a great group of bids. Four of them were really tight. Staff recommends that we go with Ellis Construction and award the contract to Ellis Construction. They were responsive and...

Com. Biggs, Were they the lowest bid?

Mr. Thompson, Yes. They were the lowest bid at \$1,039,567.09.

Com. Regnitz, move to approve Ellis Construction award for Bridge 40 at \$1,039,567.09.
Com. Blaney, second, motion carried.

DLZ – An Agreement for Bridge 1014.

Mr. Thompson, Bridge 1014 is on North Calumet. It is over CSX Railroad. Brief history on this. Since it is North Calumet it used to be INDOT's bridge. INDOT constructed it. INDOT had two overlay projects on this. When the 49 bypass opened up North Calumet became Porter County's road. Thank you INDOT. We need to rebuild this bridge. The deck is bad. It doesn't appear that way but if you drive over it now you'll see a bunch of orange markings on it. It's where the concrete is deteriorating on it.

Com. Biggs, Is this bridge just north of Tratabus Rd.? We were looking at doing a total deck replacement but then when we dove into this and we received some of the letter of interest Mike and Chris D'Antonio agreed with the age of this bridge it may not be smart for us to do a deck rehabilitation. So we broke this down into two phases. Phase One they are going to be doing a very intense inspection of this bridge. Close up to determine whether or not the beams have micro factor in it. Whether the substructure is good because it's approaching the age of 75 years. It's past its engineering life. So the big question is do we want to replace the deck or will this inspection tell us that we need to replace the whole bridge. So Phase One is just that. An inspection so we make a determination on how we want to proceed with this bridge.

Com. Regnitz, What would it cost to replace the bridge and would we get help in replacing the bridge?

Mr. Thompson, If we filed to get federal aid on this bridge we would be looking at probably fiscal year 2030 funding for it. The big question is can the deck last that long? We don't know. The inspection will tell us a lot. Since this is over a railroad there's going to be a lot of coordination that has to go with it. And it is probably close to a 100 foot span you are probably looking at \$2.5 million. That would be my estimate right now in today's dollar. This Phase One inspection is going to tell us an awful lot.

Com. Regnitz, Do we have a cost projection for DLZ?

Mr. Thompson, \$71,200.00.

Com. Biggs, That is for the study?

Mr. Thompson, That is just for doing a very detailed inspection of the bridge.

Com. Regnitz, moved to approve the DLZ Agreement for Bridge 1014 in the amount of \$71,200.00.
Com. Blaney, second, motion carried.

VALPARAISO ELKS – STEVEN DAVIS

A Request to use the North side of the Courthouse grounds on Wednesday, June 14th from 5:00 p.m. to 7:30 p.m. to honor our country's flag with a traditional program incorporating the complete history of the flag. The program will begin at 6:30 p.m.

Com. Regnitz, moved to approve the Valparaiso Elks request to use the Courthouse grounds.
Com. Blaney, second, motion carried.

Com. Biggs, Bob I am starting to receive complaints from resident in regards to the Conservation Club with the shooting that goes on there. That's a gun shooting range. Less of

a Conservation Club much less than it is a gun shooting range and always this time of year. These homes were there before that gun shooting range was. At this time of year there always seems to be this struggle about them when they are wanting to stop shooting. I'm hearing 5 p.m. I'm hearing 30 minutes before dusk, which seems to me to be excessive because you know they are starting in the morning and they are shooting that long during the day. I would like our inspector to go out and find out what their operational policies are in that sense. And a little more cooperation on their part and kindness toward their neighbors would be highly appreciated. I don't want our Board involved in this, but I certainly will be if something isn't worked out. Every year I've been in office, every single year. Every spring this comes up. Thank you.

PUBLIC COMMENT

Ms. Miller, I just have a quick question for my clarity. The \$5 million is that from the ARPA for the Opera House fixing it up.

Com. Regnitz, Yes.

With no further business, the meeting was adjourned at 12:20 p.m.

BOARD OF COMMISSIONERS
PORTER COUNTY, INDIANA

Jim Biggs

Barb Regnitz

Laura Blaney

Attest: _____
Karen Martin, Auditor