

MINUTES
MONTGOMERY COUNTY COMMISSIONER MEETING
MONDAY, SEPTEMBER 23, 2024

The Montgomery County Commissioners met in regular session on Monday, September 23, 2024 at 8:00 am at the Montgomery County Government Center, 1580 Constitution Row – Room E109, Crawfordsville, Indiana.

CALL TO ORDER

On call of the roll, the members of the Board were shown to be present as follows: Board President John E. Frey; Commissioner Jim Fulwider; and Commissioner Dan Guard.

Also present: County Attorney Dan Taylor; County Administrator Tom Klein; Deputy Auditor Nicole Ratcliff; Sheriff Ryan Needham; Building Administrator Marc Bonwell; Highway Director Jake Lough; EMA Director Jessica Burget; Assessor Sherri Bentley; Treasurer Heather Laffoon; Assistant County Attorney Tyler Nichols and Commissioners Executive Assistant Lori Dossett.

PLEDGE & PRAYER

Commissioner Frey led the pledge of allegiance and Commissioner Guard led the prayer.

CONSENT AGENDA

Approval of Claims: AP \$3,334,892.83
Payroll - \$462,062.15

Minutes: September 9, 2024

Appointment to Crawfordsville Library Board - Steven Parke

Phil Littell retired from the Crawfordsville District Library Board after 12 years of service. The Crawfordsville District Library Board has recommended appointing Steven Parke to fill the vacancy. His term would run from July 1, 2024 to June 30, 2028.

OCRA GRANT Document For Alamo Gym Demolition:

- **IDEM Review-** Memorializes grantees responsibility to follow IDEM requirements.
- **Montgomery County Four-Factor Analysis-** Guard for determining which language assistance measures will be undertaken to guarantee access to the OCRA Blight Clearance project by Limited English Proficient (LEP) persons.

Purple Heart Parkway Extension Project Change Order #2 Decrease -(\$83,802)

Due to a pavement design change, a layer of stone used for the subbase under the pavement was substituted with a cheaper stone material. This material substitution created a credit for the project.

Commissioner Guard moved to approve the Consent Agenda. Seconded by Commissioner Fulwider. Motion carried 3-0 votes in favor.

LOCAL DISASTER EMERGENCY DECLARATION COUNTY-WIDE BURN BAN - EFFECTIVE 9-19-24

Commissioner Fulwider stated due to the recent rain over the weekend and expected rain in the next few days he would recommend that the County-wide Burn Ban be lifted.

Commissioner Frey moved to lift the Local Disaster Emergency Declaration County-Wide Burn Ban. Seconded by Commissioner Guard. Motion carried 3-0 votes in favor.

NEW BUSINESS

Award Bridge Scour Bids, Notice to Proceed

Highway Director Jake Lough recommended that the Commissioners award and issue the Notice to Proceed on the Bridge Scour bid to Conexco for the Bridge Scour project on the following bridges No. 9, 14, 25, 95, 127, 134, 136, 174, 197. The 3 bids received are Milestone \$1,199,395 , Morphy \$2,348,440, and Conexco \$623,700. It is my recommendation to accept and award Conexco the bid. Engineer estimate was \$700,000 and cumulative bridge will used to pay for the project.

Commissioner Guard moved to award the Bridge Scour Project and Notice to Proceed to Conexco. Seconded by Commissioner Fulwider. Motion carried 3-0 votes in favor.

Bridge 66 LPA Consulting Contract – United Consulting

Highway Director Jack Lough recommended the approve of the Bridge 66 LPA- Consulting contract this is the approved INDOT boilerplate contract for Right of way services on bridge #66 (300 S east of 136) for an amount not to exceed \$10,610. This is an 80/20 grant so county cost would be \$2,122. *Commissioner Guard moved to approve the Bridge 66 LPA Consulting Agreement with United Consulting. Seconded by Commissioner Fulwider. Motion carried 3-0 votes in favor.*

Award Courthouse Renovation Project Bids - Engineers Estimate \$5,055,496

DLZ Architect Henry Stellema has reviewed the four following bids received for the project:

- Spencer Construction Base Bid \$4,448,000; Alt1-\$92,000; Alt 2-\$38,000; Alt 4-\$98,000
- J.R. Kelly Company Base Bid \$4,398,000; Alt 1-\$22,000; Alt 2-\$75,000; Alt 4- \$91,000
- Berglund Construction Company Base Bid \$4,873,281; Alt 1-\$19,315; Alt 2-\$6,241; Alt 4-\$67,442
- Brant Construction Base Bid \$5,311,000 Alt 1-\$34,000; Alt 2-\$80,000; Alt 4-\$99,000.

Mr. Stellema stated upon DLZ's review of the bid provided by J.R. Kelly Company, Inc., it appears to meet the requirements set forth in the bidding documents. The combined bid of base bid plus alternates #1, #2, and #4 is below DLZ's estimate of \$5,055,496.

Commissioner Fulwider moved to approve the J.R. Kelley as the lowest bid. Seconded by Commissioner Guard. Motion carried 3-0 votes in favor.

DLZ Supplemental 2 Contract Amendment - Courthouse Renovation Project

Henry Stellema from DLZ stated the original fee of \$132,000 for the exterior renovation was based on a hard cost construction budget of \$1.5M to \$2.0M. This represents a fee between 8.8% and 6.6% and as the design progressed, additional items were identified that more than doubled the hard cost construction budget. DLZ believes a fee of 7.7% (average of fee range) of the hard cost construction budget is fair and reasonable.

DLZ proposes an additional hourly fee not to exceed \$176,000. This will be for the additional effort spent during design and the time through the end of construction administration as described in the original agreement dated June 1, 2022. With the requested increase, the total fee would be \$353,000 for the exterior and interior design services for the project. This requested increased total fee represents 7.7% of the apparent low bid of \$4,586,000. The additional fee is proposed to be paid from the bond proceeds, if possible.

Commissioner Fulwider moved to approve the DLZ Supplemental 2 Contract Amendment. Seconded by Commissioner Guard. Motion carried 3-0 votes in favor.

Notice to Bidders - Thomas K. Milligan Justice Center Access Improvements Project

The Thomas K. Milligan Justice Center Access Improvements Project goal is to make accessibility-related improvements for the property based on needs identified in the County's Americans with Disabilities Act Self-Evaluation and Transition Plan and operational and maintenance needs for the project site. This work will include construction of accessible parking spaces, replacement of existing sidewalks and exterior stairs, renovation of concrete stoops/porches and canopies at both front and rear entrances and limited electrical and security work to increase accessibility for visitors and staff. The bids are due on Monday, October 28, 2024 by 8:00 am.

Update on the Status of the Plan for Elected Officials Retirement

County Administrator Tom Klein stated he has spoken with INPRS and discussed how to move forward with existing elected officials and how to deal with those elected officials' prior years of service. Mr. Klein continued that the two elected officials that do not qualify for INPRS can be members of the Hoosier Start program. Mr. Klein has reached out to a local retirement specialist. A CPA firm will be hired to assist with gathering data.

RESOLUTIONS

Resolution 2024-21 Acceptance of the Preliminary Engineering Report from DES Engineering, LLC for the Alamo Gymnasium

A Preliminary Engineering Study is an OCRA requirement to apply for funding. The resolution formally accepts the DES Preliminary Engineering Report.

https://www.montgomerycounty.in.gov/egov/documents/1726765409_44792.pdf

Commissioner Fulwider moved to accept the DES Engineering Report. Seconded by Commissioner Guard. Motion carried 3-0 votes in favor.

Resolution 2024-22 Declaration of Intent to Provide Matching Funds for the Alamo Gymnasium

The County will be applying for an OCRA Grant funding. The resolution declares the County's intent to utilize \$188,450 of local funds from the County's General Fund for the required matching funds. *Commissioner Fulwider moved to approve Resolution 2024-22 Declaring the County's Intent to utilize \$188,450 of local funds from the County's General Fund for the required matching funds. Seconded by Commissioner Guard. Motion carried 3-0 votes in favor.*

Resolution 2024-23 Authorizing the Lease of County Farm, Authorizing Solicitation of Bids, Appointing Appraisers and Approving Form of Lease

Approves lease of county farm, notice for solicitation of bids, appoints Sherri Bentley & Marc Bonwell as appraisers to determine the fair rental value of the County Farm. *Commissioner Fulwider moved to approve the lease, notice for solicitation of bids and the appointment of Sherri Bentley and Marc Bonwell as appraisers. Seconded by Commissioner Guard. Motion carried 3-0 votes in favor.*

Resolution 2024-24 Montgomery County Courthouse Lease Rental Bonds

Attorney Taylor stated proposed Resolution 2024-24 approves the assignment of the construction bids to the Building Corporation as well as the bond parameters. *Commissioner Guard moved to approve Resolution 2024-24 as presented. Seconded by Commissioner Fulwider. Motion carried 3-0 votes in favor.*

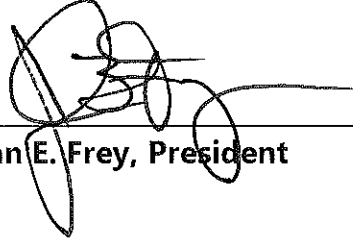
ADJOURNMENT

There being no further business before the Board, meeting adjourned. Meeting adjourned @ 8:22 am.

Minutes prepared by Commissioners Executive Assistant Lori Dossett.

The next regular meeting will be held on Monday, October 14, 2024 @ 8:00 am @ Montgomery County Government Center-Room E-109.

**MONTGOMERY COUNTY BOARD OF
COMMISSIONERS:**



John E. Frey, President

Attest:



Mindy Byers, Auditor