

COMMISSIONER'S REGULAR MEETING – MONDAY MAY 27, 2025

The meeting was called to order by Chairman, Brian Baird at 10:00 a.m. Kevin Walls and Ron West were present.

INVOCATION

Mr. Walls gave the Invocation.

PLEDGE OF ALLEGIANCE

Mr. Baird led the Pledge of Allegiance

ELECTED OFFICIALS AND DEPARTMENT HEADS

A. Board of Commissioners

1. Approval of Annual Agreements

a. Highway- Lease Agreement with Center Grove Soccer Club, Inc.

Ryan Dorrell, Vice President of the Center Grove Soccer Club Inc, d/b/a South Central Soccer Academy, was present for approval to renew their lease agreement for the parcel of land located at 4880 W State Road 144, Bargersville, IN 46106. This lot is used for overflow for parking for the soccer club.

Harold and Felisa Tennant, owners of the adjoining property next to this lot, were both present and asked the Board of Commissioners to not renew this lease to the soccer club. Both Mr. and Mrs. Tennant spoke before the Commissioners conveying how people who utilize this lot are trespassing on their property, there is no oversight on the use of the property, it is unsafe, and has impacted the way they have to live their lives on a residential property they have made their home for over 30 years. They also submitted some pictures and videos for the Commissioners to review.

Brief discussion was held regarding Mr. and Mrs. Tennant's concerns. Luke Mastin, Highway Director, was present and noted access to this parcel was only supposed to be done from the north, where the soccer fields are and not from CR 144. He noted this problem will fix itself as they have just closed CR 144/Morgantown Road for the roundabout project. There will not be any driveway to this parcel from CR 144 once this project is completed. Tiffany Costley, County Attorney, also stated right now there are several highway materials there for that project. Mr. West asked Mr. Dorrell how many vehicles park on this parcel. Mr. Dorrell estimated it probably holds 60-70 vehicles. Mr. West suggested the soccer club put up a better, more permanent type fence up and restrict the times it can be used as workable solutions. Mrs. Costley noted the parking lot that adjoins this parcel is owned by the Town of Bargersville, and not the soccer club. Mr. Baird expressed if this parcel is going to be used as a parking lot, then he needs to be a more permanent structure to keep vehicles off the Tennant's property. Secondly, if there is going to be construction equipment on this property, there shouldn't be people around it for liability reasons. He then suggested the parking lot that the Town of Bargersville owns be extended into the grass area by adding some stone, which the soccer club owns anyway, which would eliminate the use of this parcel altogether and might be a better use of their funds and provide a more permanent solution. Mr. Walls agreed with Mr. Baird's suggestion. Mr. Dorrell noted they currently use that area for some parking.

Mr. Walls moved to table this request until a better solution can be found. Mr. West seconded the motion, which carried unanimously.

b. **Court Services- Consulting Agreement with HopeAlight LLC**

Shena Johnson, Court Administrator, was present in the audience to answer any questions for this request.

Mr. Walls moved to approve the request as presented. Mr. West seconded the motion, which carried unanimously.

2. **Approval to Apply for Grants**

a. **Sheriff – Indiana Criminal Justice CHIRP 2025/2026 Grant**

Duane Burgess, Sheriff, was present to request approval to apply for this annual Indiana Criminal Justice CHIRP grant. He also requested approval for two other grants: (1) Safe Outcomes - Enhancing De-escalation Crisis Response Training for Law Enforcement Officers Grant, and (2) Law Enforcement Mental Health and Wellness Act Program Grant.

Mr. West moved to approve the requests as presented. Mr. Walls seconded the motion, which carried unanimously.

3. **Approval of C.R. Stafford and Associates Proposal for Juvenile Center Entrance Repair Project**

Mr. Baird noted there will need to be a \$1,500.00 initial payment made upon the execution of this proposal. This project is for the repairs to the damage caused by someone driving a truck through the entrance of the Juvenile Detention Center.

Mr. Walls moved to approve the request as presented. Mr. West seconded the motion, which carried unanimously.

4. **Ratification of Wurster Construction Change Order #039 for Behavioral Health Building Project**

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion, which carried unanimously.

5. **Execution of Health First Indiana Agreement on Behalf of Johnson County Health Department**

Betsy Swearingen, Director, was present to answer any questions regarding this request. She explained this is for this year's funds and believes with next year's budget and some carryover funds, they should be able to have funds available for the Behavioral Health Facility.

Mr. Baird asked if some of the current funds could be reallocated since the amount we will receive next year will be less. He feels this would be better use of these funds.

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion, which carried 2-1; Mr. Baird voted nay.

6. **New Johnson County Opioid Remediation Grant Disbursement with an Application Window of June 1, 2025 – June 30, 2025**

Mrs. Costley stated they are opening up the Opioid Advisory Board application process. The applications will open June 1, 2025 and close June 30, 2025. They will need to be turned into the Commissioners' office. They have about \$250,000 they would like to disburse by the end of the year. *(no vote needed)*

7. Interlocal Agreement with Town of Whiteland, Indiana

Mr. West moved to approve the request as presented, pending legal. Mr. Walls seconded the motion, which carried 2-1; Mr. Baird voted nay.

B. Animal Shelter

1. Ordinance 2025-O-2: An Ordinance Amending Title 15 of Johnson County Code of Ordinances – *Second Reading*

Cari Klotzsche, Director, was present for this request.

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion, which carried unanimously.

2. Approval of Preventive Maintenance with Gatekeeper Services, Inc.

Mrs. Klotzsche was also present for this request.

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion, which carried unanimously.

3. Request for County Vehicle Usage for Conference in Bloomington, Illinois, June 1, 2025 – June 3, 2025

Mrs. Klotzsche was also present for this request. Mr. Walls asked why the need to use a county vehicle to go out of state and also inquired how many people were going. Mrs. Klotzsche replied there are two people going and neither of them felt like their personal vehicles could safely make it there and back.

Mr. West moved to approve the request as presented. Mr. Baird seconded the motion, which carried 2-1; Mr. Walls voted nay.

4. Approval to Approach Council for Fund Reallocation from the LaTour Fund and Donation Fund

Mrs. Klotzsche was also present for this request. Mr. Walls asked if there are restrictions for these funds. Mrs. Klotzsche responded yes; the money has to be used for care of the animals. She is appropriating monies to pay for surgeries on the animals.

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion, which carried unanimously.

C. Planning & Zoning

1. Watt Development LLC – Waters Edge, Section 3 – Approval of Final Plat, Maintenance and Performance Bonds

Michele Hansard, Director, was present for this request.

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion, which carried unanimously.

2. Zoning Ordinance 2025-Z-2: An Ordinance Further Amending Ordinance Number 99-11, The Lincoln Park Planned Unit Development (PUD)

Mrs. Hansard was also present for this request. She explained this ordinance will remove about a 2-acre tract from the Lincoln Park Planned Unit Development (PUD) Ordinance that was approved back in 1999. This is subject to the successful annexation into Greenwood. She

stated because this a PUD, which has a different guiding document than their standard zoning ordinance it will clear up the path for Greenwood, if they choose to accept to annex it in without it being contiguous to that planning development. This ordinance will only be successful if Greenwood would annex the property; if the property is not annexed, it will remain as it is today without ordinance approval.

Mr. West noted that the developer has requested and received approval to connect to Greenwood's sewer system. He expressed that was a point of contention initially since the property was in a County TIF; he then asked for someone to give him an update on this.

Eric Prime, VanValer Law Firm, on behalf of the petitioner (Mr. Jackson) was present and stated he was not aware of any agreement to connect to Greenwood's sewer system. The petitioner has property under contract, which is all located within Greenwood; they were also able to acquire this parcel in Lincoln Park to expand their development. In doing this, they looked into the provision of utilities and the building standards. He explained when property crosses jurisdictions, there are different standards; therefore, they requested this amendment to the PUD to remove this parcel so Greenwood would annex it and then the whole development would be done in a unified manner under the control of Greenwood.

Mrs. Costley added she had talked to the County's RDC attorney and stated if Greenwood annexes the property, they would have to create an overlapping portion of the TIF and they would have to create an allocation area. They would then take the TIF that is generated; it would go to the City and not the County; once the City's process is completed, it would effectively terminate the County TIF. So, it can be done, but it is a more cumbersome process for the City of Greenwood because this parcel is already in a TIF.

Mrs. Hansard stated the language Mr. West was referencing regarding the sewers (under the subsection "Utilities"), was from the initial ordinance that was approved back in 1999 and that part of the ordinance is not being amended. Mr. West still stated that back when this parcel was created, the utilities were secured at that time. Mrs. Hansard agreed that seems to be the case. Mr. West then asked if the PUD could be amended to include Mr. Jackson's development. Further discussion was held regarding this information.

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion (noting he hopes this brings a better relationship with the City of Greenwood), which carried unanimously.

D. Veterans Services

1. Request to Attend RISE25 Conference May 28, 2025 – May 31, 2025, in Orlando, Florida

Mr. Walls moved to approve the request as presented. Mr. West seconded the motion, which carried 2-1; Mr. Baird voted nay.

E. Highway

1. Approval and Execution of 2024 Annual Operational Report

Luke Mastin, Director, was present to request approval and execution of the 2024 Annual Operational Report.

Mr. West moved to approve the request as presented. Mr. Walls seconded the motion, which carried unanimously.

2. **Approval to Approach Council for Additional Appropriations**
3. **Approval to Auction Surplus Equipment**
4. **Approval of Wine at the Line Special Event Permit for September 27, 2025**

Mr. Mastin was also present for all three of these requests.

Mr. Walls moved to approve the requests as presented. Mr. West seconded the motion, which carried unanimously.

NEW AND OLD BUSINESS

A. Claims and Credit Card

B. Commissioners' Minutes:

1. **4/14/2025 – Regular Meeting**
2. **4/28/2025 – Regular Meeting**
3. **4/28/2025 – Cumulative Bridge Fund Public Hearing & Meeting**

Mr. West moved to approve the above requests as presented. Mr. Walls seconded the motion, which carried unanimously.

C. Johnson County CIT

Mr. Baird stated the Johnson County CIT recently received an international award but was unable to attend the Commissioners' meeting until now. He then asked Sheriff Burgess to come forward and introduce the members of the Johnson County CIT team. Sheriff Burgess then asked Shannon Chambers, James Engmark, Chad Poynter, and Heather Teike to come forward. He then expressed the many accomplishments this team has achieved and the tremendous job they do and for Johnson County being a leader for this.

The Commissioners thanked them for what all they do.

D. Public Comment – (limited to 5 minutes per person, please)

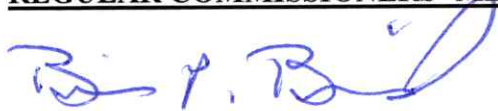
Jeremy Pell, Chief of the White River Township Fire Department, and Mrs. Swearingen were both present to talk about Mobile Integrated Health, which works with the Sheriff's Department and also complements the CIT. He then wanted to share three points that are making a difference in Johnson County citizen's lives. The first point is that the Health Department, Fire Department, and Sheriff Department all work together as one team – by operationally working together as one team, that is what saves people's lives. Mrs. Swearingen has formed the Johnson County EMS Task Force. The second point, they are managing EMS calls. They are going on these calls anyway; so the thought process is how do we save people's lives, but better yet, how do we prevent these calls from continually coming in. The third point is how they are improving the quality of life. He then shared a short story of how their united partnerships actually do help people. He then gave some statistical information of what all has been accomplished by working together as one team.

The Commissioners thanked them for what all they do.

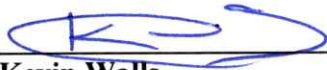
ADJOURNMENT

There being no further business, Mr. West moved to adjourn. Mr. Walls seconded the motion, which carried unanimously.

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Brian Baird



Kevin Walls



Ron West

Attest:

Elizabeth A. Alvey

Auditor

