

The Shelby County Council met on Tuesday February 16, 2021 at 6:30 p.m., present was council members, Smith, Claxton, Caldwell, Titus, Sanders, Compton, Langkabel, County Council Attorney and the County Auditor.

PUBLIC HEARING ERA AREA/ABATEMENT:

At this time Councilman Titus opened the Public Hearing regarding the Pleasant View ERA Area. At this time no public comment was made. Motion to adjourn the Public Hearing was made by Sanders, seconded by Caldwell, approved 7-0

At this time Councilman Titus presented the Council with Resolution 2021-06 A Resolution Confirming Resolution No. 2021-02 Regarding Certain Economic Revitalization Area and Real and Personal Property Tax Abatement Deductions for Five Below. At this time Titus opened the floor to the Public for any questions regarding the Abatement.

At this time Peter DePrez with the Law Offices of Brown, DePrez & Johnson, explained that he is asking for final action on the Tax Abatement for Five Below. Shannon O'Hare with Cushman Wakefield would like to speak on behalf of Five Below. They currently have 1,000 stores in 38 states, five distribution centers in five states and the Shelby County Location will make it six states. There will be two different phases. Phase I would be a million sq. foot facility and up to another 1.37 million sq ft. building in Phase II, 270 full time jobs starting at \$17.73 per hour plus benefits that will bring the salary up to over \$21.00 per hour. They are very focused on charities and the communities where they reside. They would like to have everything started by the end of April. Chris Hoke, Superintendent with Northwestern Consolidated School District advised the school is in support of this and feels this will really help our economy. Aaron Lathrop Fire Chief of Moral Township Vol. Fire Department had a few concerns about this being in a TIF area and no money being able to flow thru to the Township. They are a 12-man department consisting of 100% volunteers. With this big facility coming we do not have the equipment to be able to fight a building this size. He wanted to see if they might be able to have some of the TIF money flow thru to the Fire Dept. Claxton stated Lathrop mentioned a ladder truck and asked if there was anything else his department might need and including cost? Lathrop advised more manpower and a truck that would be able to handle a building of this size. Titus advised he thinks we will be able to work thru this. Motion to approve the tax abatement Resolution 2021-06 was made by Claxton, seconded by Caldwell, approved 7-0

MINUTES:

Motion to approve minutes from January 19, 2021 meeting was made by Claxton, seconded by Caldwell, approved 7-0

TRANSFERS & ADDITIONALS:

Motion to approve all transfers was made by Smith, seconded by Claxton, approved 7-0

TRANSFERS:

COMMUNITY CORRECTIONS:

Request to transfer \$411.00 from 4460-18210-0000 (FICA) to 4460-13100-0000 (Deputy Director), \$1,801.71 from 4460-18210-0000 (FICA) to 4460-15001-0000 (Admin Assistant), \$2,756.42 from 4460-18220-0000 (PERF) to 4460-15001-0000 (Admin Assistant), and \$24.12 from 4460-18230-0000 (Health) to 4460-15001-0000 (Admin Assistant)

ADDITIONAL APPROPRIATIONS:

N/A

MISCELLANEOUS:

2020 PAY 2021 ENCUMBRANCES:

The County Auditor presented the Council with four Encumbrances from 2020:

County General – Sheriff 1000-41100-0005 (Equipment) \$51,470.30
County General – Commissioners 1000-32100-0068 (Telephones) \$26,377.96
CUM Bridge – 1135-33021-9609 (Bridge Inspections) \$4,135.20
CUM Bridge – 1135-33140-9689 (Bridge #32/ Construction) \$717,750.00

Motion to approve Encumbrances was made by Sanders, seconded by Caldwell, approved 7-0

ORDINANCE / ESTABLISH FUND 1185 RAINY DAY / HEALTH INSURANCE:

The County Auditor presented the Council with Ordinance 2021-05 to establish a new fund 1185 Rainy Day / Health Insurance. Motion to approve was made by Langkabel, seconded by Smith, approved 7-0

PROSECUTOR / EMPLOYEE REPLACEMENT:

Donna advised that the Prosecutor's Office had an employee resign and they are needing to replace this employee. This position is for a secretary and will be hired in at a COMOT I. Motion to approve was made by Sanders, seconded by Compton, approved 7-0

COMMUNITY CORRECTIONS / EMPLOYEE REPLACEMENT:

Donna advised that Community Corrections had an employee resign and they would like to replace this employee. The position is for the Office Manager and will be hired in at a COMOT I. with a starting rate of \$19.802, motion to approve was made by Langkabel, seconded by Compton, approved 7-0

COMMISSIONERS / FACILITY MANAGEMENT COMPANY:

Commissioner Ross advised that Frank Burch the head of Maintenance retired in August 2020 and the Commissioners decided to investigate a Facility Management Company to help keep up with the maintenance on the buildings. The company they are recommending is ABM. One of the things ABM agreed to is a 12-month agreement to allow both parties to review and assess the County's needs. Chris handed out a list of services provided as part of the proposal. Janitorial, Routine Maintenance, HVAC & Mechanical. Chris advised the County pays for parts, and there will be an additional expense to us. Chris advised we are looking at about \$20,000.00 a month. Chris advised Donna figured up a cost of salaries if we replace Frank would be around \$164,000.00 per year. The biggest improvement, Chris stated we could get out of this is an evaluation of the buildings. Give you guys a projected cost for down the room. If we set a maximum amount, ABM would have to come to the County in order to spend more. The County Auditor had some concerns and wanted to make sure the Council understands there will be more cost than just the \$240,000.00. This is just replacing the salaries, we will still have to pay for all contracts and repairs or anything extra that needs to be done, parking lot sealed, carpets cleaned, etc. Chris would like to have this in place by April 1st or the middle of April. Chris advised ABM would like to keep Tom and Brenda on board with them if possible. Jody has looked over their contract and is reviewing things. Chris is asking the Council to give the Commissioners permission to move forward and let ABM

give us some more concrete numbers. Motion to approve to proceed was made by Sanders, seconded by Caldwell, approved 7-0

FSG – Proposals:

The County Auditor presented the Council with three proposals that FSG has submitted for approval for their services. 2021 Continuing Disclosure Filings and Proposal for Budget and Sustainability/Revenue & Spending Plan not to exceed \$30,000.00, motion to approve was made by Claxton, seconded by Langkabel, approved 7-0

There being no further business a motion to adjourn was made by Smith, seconded by Claxton, approved 7-0

NAY

AYE

ATTEST:

AMY L. GLACKMAN

SHELBY COUNTY AUDITOR