

County Council and Commissioner Meeting | 3 April 2023 | Washington County Indiana

0:22

22 seconds

um I pledge allegiance to the fire of the United States of America and to the

0:30

30 seconds

Republic for which the Saints one nation under God an indivisible with liberty Justice for All everybody bow our hands

0:39

39 seconds

please comes Grace Assembly father would you thank you for allowing us together together Heavenly Father for the council and uh

0:48

48 seconds

commensurers meeting together heavenly father father is clear our minds and help us do what's best for the county and father we thank you for Jesus if all

0:57

57 seconds

this good with us now and lay down directors everything we say in Jesus name amen

1:07

1 minute, 7 seconds

all right we'll start off this morning's meeting with uh welcome uh motion to improve the mix from Muslim team

1:16

1 minute, 16 seconds

okay I have a question on the floor for Adam yes okay a second from Preston any further discussion

1:24

1 minute, 24 seconds

okay always a favor please raise your right hand motion carries all right next on the agenda are tax abatement so it should have been

1:32

1 minute, 32 seconds

submitted from Tammy Tammy if you'd like to come forward again these are from Jackson County Roc and we do have two reports today

1:40

1 minute, 40 seconds

hello um there's before tax payments okay

1:49

1 minute, 49 seconds

there's one for um um

1:58

1 minute, 58 seconds

Jackson County Orange County telemedia law form actually just compliance to maintenance we've had them and you've just been

2:06

2 minutes, 6 seconds

approving them every year uh Salem Hardwoods uh that one is a 10-year abatement was for their Lumber air dry

2:13

2 minutes, 13 seconds

shed building and it will be that one will expire in 27. it was initially

2:21

2 minutes, 21 seconds

approved in 17. they are continuing to um higher they I spoke to them

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2 minutes, 30 seconds

they're looking they want to expand their business they're trying to figure out ways to uh bring in different products they

2:39

2 minutes, 39 seconds

actually their parent company out of I believe it's Michigan has had some interest so we've been talking a little bit here and there so they they're happy

2:47

2 minutes, 47 seconds

being in the county um they have no problem with uh hiring and they're uh employees which was great

2:55

2 minutes, 55 seconds

to hear they retain them so I I say they look great too

3:01

3 minutes, 1 second

continue the abatement for um they're good for our County do you want to be are you going to do them all at once or I think we can okay them all

3:09

3 minutes, 9 seconds

at once Michelle so Salem Hardwoods they're doing great and then Jackson County Orange County and telemedia are all utility abatements for their fiber

3:18

3 minutes, 18 seconds

installation uh Jackson County did three phases and again all 10-year abatements Orange

3:26

3 minutes, 26 seconds

County also 10 year old eight months and telemedia 10-year abatement televania was the most recent one um again they're all compliance and they

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3 minutes, 35 seconds

are all moving forward with their projects so I say all four of them are doing what they need to do

3:44

3 minutes, 44 seconds

any questions okay motion for approval on the floor by

3:53

3 minutes, 53 seconds

Preston do I have a second from rondelle any further discussion okay oh that's a favorite please raise your right hand

4:01

4 minutes, 1 second

motion here all right thank you any other updates that you want to give us um there is a legislative luncheon

4:11

4 minutes, 11 seconds

tonight at America place in Jeffersonville Aaron helton's Community speaking it's with one Southern Indiana so I'll be attending that and also

4:21

4 minutes, 21 seconds

um we were approved our free ready grants for the county along with the airport one like celinda and one for

4:29

4 minutes, 29 seconds

Shelby Street housing they are there's going to possibly more than likely be another

4:36

4 minutes, 36 seconds

round of ready funding so when there is we will definitely be involved in that uh and uh that's about it just keep it

4:45

4 minutes, 45 seconds

up on the grants and the funding and hopefully next month I'll have some more information for you on some stuff we're working for working on that'll be a

4:52

4 minutes, 52 seconds

little bit more interesting so uh I'll see you next one Sammy for ready 2.0 are we as a community talking about I think

5:01

5 minutes, 1 second

we have a bird stuck in there yeah we're already 2.0 are we talking about projects that we get new projects that

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5 minutes, 9 seconds

we can submit yeah yes they're they're it's a little different this time they're they're not

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5 minutes, 16 seconds

going to be broken the IDC met last week they came into our region for a quarterly meeting and what they're

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5 minutes, 25 seconds

saying they're not going to be project-based grants they're going to be more grouped like housing Grant

5:32

5 minutes, 32 seconds

Workforce Grant things like that that each region is going to go for and then we would go to even looking for money so

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5 minutes, 40 seconds

we wouldn't have to actually the regions would be looking for projects for us we will eventually be sending projects in

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5 minutes, 49 seconds

but uh yeah so uh once we get more information it hasn't been passed yet it's getting close

5:57

5 minutes, 57 seconds

so um yeah so once that information comes up well okay what I would love to see are some of the other parts of the

6:06

6 minutes, 6 seconds

county is represented in that I know Salem had you know you and the mayor work really closely together and he had some projects He can ask you that they

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6 minutes, 13 seconds

came to us when we submitted for them okay none of them were chosen yeah okay well it's good to know that like these communities are thinking about some of the other things and that's something

6:22

6 minutes, 22 seconds

that I think would be really important um perhaps even with the vote on South Australia there might be some things like that yeah because they're a little

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6 minutes, 29 seconds

anxious especially Campbellsburg just like that The Middle on South Trail coming through and uh actually I'll be at Pekin's

6:39

6 minutes, 39 seconds

meeting and Campbellsburg is next week uh the beacon is they did applied for

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6 minutes, 47 seconds

um with the ready grant for their park and they were not given that so right now they are doing a fundraiser not one not a really a fundraiser but they're

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6 minutes, 55 seconds

asking for donations for their basketball court so if anybody is interested in donating we as the Washington County Economic growth

7:02

7 minutes, 2 seconds

partnership donated um that's one of them no amounts too small so finding myself additional

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7 minutes, 10 seconds

funding opportunities for them to talk about okay yeah so yeah I just met with Jaden and Sharon last week so the link is still in the grand so what what is

7:18

7 minutes, 18 seconds

that for what are we doing now that was for um it's a new bath house they're going to um yeah

7:26

7 minutes, 26 seconds

they're oh geez thank you at least it's alive

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7 minutes, 34 seconds

that is a bath house that um is going to have showers and bathrooms and that

7:53

7 minutes, 53 seconds

uh it's a where the when you go into Lake cylinder at that first shelter house as you go to

8:00

8 minutes

bed and it's going to be right in that area at the beginning we were going to put it where the um but we decided to leave those there

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8 minutes, 9 seconds

paint them pretty them up a little bit and then have that additional Bath House closer to the entrance it um it's going

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8 minutes, 18 seconds

to be shower stalls for men and women each side and then bathrooms and they're going to have it locked and off season I don't know how the city there's some

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8 minutes, 26 seconds

information they're going to have to do a little bit of coordination with that to make sure that it's taken care of but yeah there's going to be showers

8:34

8 minutes, 34 seconds

and and um backgrounds so there'll be two bathroom areas so who's using showers

8:41

8 minutes, 41 seconds

they are there's no less swimming or anything the city got a grant from Duke Energy for electric they're going to be

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8 minutes, 47 seconds

putting camp camp sites in there oh okay so that was uh and it's like can they use campers and things like that

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8 minutes, 56 seconds

too or does it just happen to be like tents yeah like primitive camping okay yeah but there'll be electric hookups

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9 minutes, 3 seconds

so uh yeah I don't have all the information on that I know they're digging out the uh the um the subject and everything to get

Chapter 2: Abatements

Chapter 3: Brad Isaacs - BOT - Info Attached

9:11

9 minutes, 11 seconds

that bathhouse going so they're moving forward on it any other questions for Tammy

9:18

9 minutes, 18 seconds

keep up the good work thank you thank you okay next on the agenda are additional Appropriations

9:26

9 minutes, 26 seconds

should have those in your folder okay we've got two additional

9:37

9 minutes, 37 seconds

Appropriations one for the Cambridge fund and the other for local roads and streets

9:45

9 minutes, 45 seconds

Michelle if you want to share any additional information about this

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9 minutes, 49 seconds

[Music]

9:52

9 minutes, 52 seconds

the cube Bridge the fifty thousand that will be okay sorry go ahead that she pointed at me so I just went the uh 50

Chapter 4: Todd Ewen - Handouts were not given to the media. About Paving and Highway Department Project.

10:00

10 minutes

000 out of the Cuban Bridge will be used to cover the cost of the log jams we're cleaning up there about a month ago we had a pretty severe flooding issue and

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10 minutes, 7 seconds

the cost is going to be pretty extensive uh the local Road and Street 20 000 our Bridge Project came in 25 000 under

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10 minutes, 15 seconds

budget so I'm going to take 20 000 out of there and put with that 25 to go towards a mowing tractor that we were going to purchase so let's go to take

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10 minutes, 23 seconds

the hurt off of this any questions or long Vans right now uh that should I

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10 minutes, 32 seconds

mean everything at this time is an estimate because they can't give you a firm price until they get down in there and see what's hiding but that should

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10 minutes, 39 seconds

cover it right perfect but that'll entertain a motion for to for approval of the additional Appropriations

10:50

10 minutes, 50 seconds

all right so above it I have a bunch on floor a second from Gerald all those in favor please raise your right hand motion carries all right

10:58

10 minutes, 58 seconds

Brad if you'd like to come forward and Rick gets breaths coming forward if you would talk a little bit of Industry as a relationship that the County highway

11:06

11 minutes, 6 seconds

department has with Brad that would be helpful and Brad will be talking to us today about a bot project or really just the process of going through a build

11:14

11 minutes, 14 seconds

operate transfer project sure just to let everyone know how Brad fits in with the county he's been working with the highway department

11:22

11 minutes, 22 seconds

oh boy I was trying to talk loud

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11 minutes, 34 seconds

Brad's been working with the highway department for about the last four years if you'll recall the Bets Mill Bridge Project had drug out for eight nine

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11 minutes, 42 seconds

years and Brad was very instrumental in getting that back on schedule and overseeing it he oversaw construction on that project and made sure we were

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11 minutes, 50 seconds

compliant with him not also he's helped us with our small structure he's currently overseeing our county-wide

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11 minutes, 57 seconds

Bridge inspection and I have nothing but good thing to say about Brad he puts the county first and looks out for our best enters

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12 minutes, 5 seconds

so right now do we have an on-call contract with Brad is our engineer yes

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12 minutes, 17 seconds

I will say that those words were earned uh you guys are remindable of Interest it's the way I approach all my clients

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12 minutes, 26 seconds

you guys have a need it's my job to be of service and to fulfill your needs the best Mobility today we're here to discuss a little bit

12:33

12 minutes, 33 seconds

of the build operate and transfer process I was able to prepare some extra copies here is there anyone the Commissioners I provide a deal with a

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12 minutes, 42 seconds

copy of this is there anyone in the audience or the panel here today that would like to have any copy with some digital information on the dot process I

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12 minutes, 49 seconds

do have some confidence so yeah several of the council members went back to thank you go back

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12 minutes, 59 seconds

thank you sir thank you it's a new process so it's important

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13 minutes, 9 seconds

that we learn about it so we can embrace it I think otherwise we're just going along

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13 minutes, 17 seconds

um it's okay

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13 minutes, 29 seconds

to you guys today is build operate transfer it is a new way it's not just a new wave

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13 minutes, 36 seconds

that's it emotionally but it has hit several of the local government entities as well as private entities throughout Southern Indiana

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13 minutes, 43 seconds

[Music]

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13 minutes, 45 seconds

um I apologize there's no glasses on the way so it's my daughter just today let you guys know what I know about it and try

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13 minutes, 53 seconds

to provide you guys with the information I also have uh some a guideline here if anyone would like to have got a few extra copies as well and see me for a

14:02

14 minutes, 2 seconds

little bit after the presentation I'll be more happy to share with us being able to build operate transfer process

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14 minutes, 10 seconds

um the statute is not commonly known as the build operate transfer where the bot is everyone is referring to it as under this statute governmental body

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14 minutes, 19 seconds

entered into a public private agreement with a development development partner or operator to provide an identified service to the governmental body

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14 minutes, 28 seconds

the service can come in a variety of forums typically a public facility or recruitment most municipalities but

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14 minutes, 35 seconds

about IC 523 utilize the statute as an alternative judicial processes for public Capital Improvements design Bond

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14 minutes, 44 seconds

bid and build and a Realty project the area where the improvements occur is at least two or otherwise under control of the operator

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14 minutes, 52 seconds

during the construction period once the construction period is complete it is then transferred back to the governmental body upon project

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14 minutes, 59 seconds

conclusion hence the term build operating transfer BLT represents an alternative design

15:06

15 minutes, 6 seconds

construction financing process with many advantages to the governmental body again we're trying to stress on the advantages knowing the governmental body but the the bandages in turn to the tax

15:16

15 minutes, 16 seconds

paying citizens of Washington County The BLT postcode was provided at the front end of the project with RFP or an

15:24

15 minutes, 24 seconds

RFP rfu RFP is a is a request for proposals an RFQ is a request to qualification request for qualifications

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15 minutes, 32 seconds

and base it to quality-based selection you're trying to make a selection on your quote-unquote future developer that is going to provide you with the best

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15 minutes, 40 seconds

service from the beginning of the project until everything is transferred back over to the governmental body so it's very important that you have faith

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15 minutes, 47 seconds

in whoever you choose for your developer to be

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15 minutes, 55 seconds

[Music]

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15 minutes, 57 seconds

clarify this consideration as opposed to requested expectations ESPN yes ma'am and the RFP that she's referring to as far as differentiation

16:05

16 minutes, 5 seconds

between RFP and RFQ the RFP it clearly states down a or request a financial

16:12

16 minutes, 12 seconds

contribution if you will invest in a contribution or financial proposal from each one of the quote unquote potential future developers they have to provide a

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16 minutes, 21 seconds

series of bonds to show the number one that they can facilitate this type of an expenditure if selected by the county and number two a bond to show that they

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16 minutes, 30 seconds

can certainly go forward with the construction immediately providing the materials and preparing all the things that we need for the new highway

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16 minutes, 37 seconds

department side so that is the proposal the RFQ again is a request for qualification that is

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16 minutes, 45 seconds

basically usually based on a quality based selection again you're looking at the background of these people you'll adjust their past business

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16 minutes, 52 seconds

dealings whether they're in the community out of the community whether they're out of state several people will show an interest to The BLT a lot of

17:00

17 minutes

people are doing this in Jackson County Jackson County just completed their new work release facility through a BLT process there was many people that are

17:09

17 minutes, 9 seconds

skeptical of getting up that process because they accept they did not know about it's new we all we all throw

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17 minutes, 16 seconds

caution to change and I as well so once we got out and got those people educated and all that in the county as far as the beauty process government

17:23

17 minutes, 23 seconds

we're familiar with it and the number one way of doing that is bringing your attention the benefits to you guys as a governmental body and to the taxpayers

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17 minutes, 32 seconds

there's a numerous benefits on why it's showing here in the near the near future and in the past of being so pregnant or

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17 minutes, 41 seconds

excuse me being so popular as far as a choice so there's a lot of things that I'm getting ready to share with you on that as far as what the benefits are just make sure you guys all understand

17:49

17 minutes, 49 seconds

the benefits legal theorem students again represents

17:56

17 minutes, 56 seconds

a design construction financing process with many advantages to governmental body with the BLT that provided the project scope is provided in the front

18:05

18 minutes, 5 seconds

end with the RFP and the RFQ seeking firms interested in a public private partnership to deliver a project or a series of projects to the body

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18 minutes, 13 seconds

the RFP or the RFQ must meet certain statutory criteria and notice that the RFB and EQ must be published in accordance with the

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18 minutes, 22 seconds

ic-5-3-1 then to the end out there that I gave you the attendance here today it is outlined in there that process in

18:31

18 minutes, 31 seconds

great detail that's why I want to be sure to get that information to you I decided for a 10 minute time period here but I want to be able to send information home with you guys at your

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18 minutes, 38 seconds

leisured where you can dig into it and try to answer those questions that you may have so if the material does not answer the

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18 minutes, 47 seconds

questions you have please I encourage you to bring those questions forward that we will get you the answers proper answers

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18 minutes, 52 seconds

[Music]

18:55

18 minutes, 55 seconds

the following the selection of it for after the RFP the rfu which is uh before that has to take place you have to do an

19:02

19 minutes, 2 seconds

RFI which is a request for information anybody who's interested in for participating in The BLT can approach the courthouse or the central location

19:10

19 minutes, 10 seconds

and attain any type of information that is associated with The BLT process as proposed and that that process there

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19 minutes, 17 seconds

would be a basically a requirements from the county and what they would like to see in their facility the improvements that must be made in the facility to

19:25

19 minutes, 25 seconds

meet the needs of the highway department of majority and in the great needs yes Olympians buying it does a great job but he's quickly aren't growing his facility

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19 minutes, 33 seconds

but the main power he has and the equipment so IT addresses the needs number one number two and also the rest of the timeline it

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19 minutes, 42 seconds

also addresses in this case here the preferred location by the governmental body for a attractive land that is as a

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19 minutes, 51 seconds

proposed size whether it be two to eight Acres whether it be four to eight Acres whether it be 20 acres whatever your guys's Choice may be to facilitate

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19 minutes, 59 seconds

as far as property the location of that property whether there is a utilities near whether they're in a sewer and water

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20 minutes, 7 seconds

near hooked up to the facility all that has to be taken into account it has to be somewhat made another new requests of information

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20 minutes, 15 seconds

for your potential developer through the BLT processation so it's it's very very crucial that we

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20 minutes, 23 seconds

get those guidelines taking care of the word go through the RFI what's the RFI is released and the information is available for a given

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20 minutes, 31 seconds

period of time in each statute we then go forward with the RFB process or the rfu process which would be the process of the

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20 minutes, 39 seconds

selection of your guys's future development for this project and again past experiences past performances

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20 minutes, 47 seconds

current status financial status and reports all that there comes into play as far as your guys's comfort of the selection that the developer going

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20 minutes, 55 seconds

forward so it's just many aspects of this come into play that I will encourage you guys to take into consideration

21:03

21 minutes, 3 seconds

the design build capacity pursuant to The BLT agreement with the firm of the governmental body and work hand in hand

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21 minutes, 10 seconds

to work hand-to-hand to arrive at a design that meets the needs of governmental body at a guaranteed project budget and that's it once we get

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21 minutes, 19 seconds

a number assigned to this that number is set now the good thing is once that number said of course the taxpayers and the governmental body has to provide for

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21 minutes, 28 seconds

that funding to go forward for the project yes but the good news is the dot agreement once you have that agreement

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21 minutes, 35 seconds

done if any and all unexpected

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21 minutes, 38 seconds

[Music]

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21 minutes, 39 seconds

issues that are accounted through our construction and trust me I'm in construction now for 31 years there's issues that come forth on every single

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21 minutes, 48 seconds

construction project either great or small it doesn't matter none or exempt the good news through this is any of those unforeseen is automatically

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21 minutes, 56 seconds

covered and becomes the liability and responsibility of your BLT that was selected as far as your developer they take those risks into account and

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22 minutes, 5 seconds

they take those risks upon themselves you get into this project and you start digging Footers for the any necessary feelings or so on and so forth and you

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22 minutes, 13 seconds

hit rock and it comes to where you have to do classified Rock excavation that's not on the county that's not on the selected panel here that is simply on

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22 minutes, 22 seconds

the contractor if you didn't do his homework if you did not provide for that they have to take that financial burden upon themselves without sticking their hand out and requesting

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22 minutes, 30 seconds

another change order which gets extensive in a hurry automatic that that just that just make sure that's included that's correct

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22 minutes, 38 seconds

sir that is part of the BLT process and when we're talking about some of the advantages and which is as I put myself in use you ladies and gentlemen shoes I

22:48

22 minutes, 48 seconds

want to hear what's it do what isn't good for me how is it good for the county and how is it good to benefit our taxpayers we all get belly Akins we all

22:56

22 minutes, 56 seconds

get motive and grown we wouldn't it be great to be able to have people come in here Pat and go in the back thinking hey you guys had our number one interest at

23:03

23 minutes, 3 seconds

hand you guys took that interest in hand and we as taxpayers appreciate that you guys probably want to hold those meetings time and time again once those

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23 minutes, 11 seconds

compliments begin it will make up some of the time when you guys so it's properly structured and there is

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23 minutes, 18 seconds

evidence of sufficient public funds as repayment sources BLT agreements can accommodate certain financing options the project is under constructed from

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23 minutes, 26 seconds

the design price and financing terms are all approved by the young little body again I want to stress that the project is only constructed from the

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23 minutes, 35 seconds

design price financing tournaments and all are approved by government alive I don't see that being an issue but that is the three things as far as hurdles

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23 minutes, 42 seconds

that you have to get over in order to be able to go to boots on the ground with construction I do not need to tell you guys that we are here in the first of April

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23 minutes, 51 seconds

construction season's coming uh crime isn't the essence the reason why I'm bringing this point on a lot of construction projects that I'm running

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23 minutes, 58 seconds

here through the Indiana Department of Transportation as well as construction projects and I'm overseeing for other clients please understand that they are

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24 minutes, 7 seconds

reporting anywhere from 16 to 20 percent inflation on the construction costs of each and every construction job that's coming through right now as for several

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24 minutes, 15 seconds

different reasons to find a man steal us through the roof concrete tracking is unbelievable triaxle trucks are paying

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24 minutes, 22 seconds

130 to 160 an hour for hauling so we've got a lot of things here that the prices are up to what we're used to seeing here

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24 minutes, 29 seconds

in the immediate past my incredible to you guys are with not only taking the DLT process under account for the

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24 minutes, 37 seconds

benefits it can bring for the taxpayer payers please understand that the times that we are all dealing with whether it be at work or personally and professionally at home that we're done

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24 minutes, 46 seconds

with today things are uh prices are up this time next year any project that you would do

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24 minutes, 53 seconds

you can go ahead and put a 15 to 18 price tag on increase each and every year going forward so I want to applaud the fact that the

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25 minutes, 2 seconds

need number one is recognized for Rick and his need other than what he does for the county and what he is in the county and number two the importance of the

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25 minutes, 10 seconds

time titles of the essence uh we're trying to use the BLT process to save money and the only other thing we can do to help save money is being a good

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25 minutes, 17 seconds

Steward of the construction schedule and trying to make good decisions on behalf of the county and for the taxpayers we're trying to save them more money all

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25 minutes, 26 seconds

at the same time instead of waiting for another year two three years down the road because that price is just going to continue to compile so I want to bring

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25 minutes, 33 seconds

that to your attention we are experiencing that a prime example of how grades go through bidding and not bidding in Jackson County that was

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25 minutes, 42 seconds

slotted for one million dollars the lowest bid was 1.42 million dollars and the second lowest bid was a million

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25 minutes, 49 seconds

dollars above it was two billion dollars they're blaming on material costs of living room inflation defending on trucking which all if you do your

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25 minutes, 57 seconds

homework they have the right thing to have on that on that nail and they're dealing with it as well and they're certainly going to pass that on

26:04

26 minutes, 4 seconds

so again I would want to try to bring up close in The BLT advantages how are you guys have been trying embracing this new

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26 minutes, 11 seconds

process and moving forward with it selection of the project team from design and construction under one contract you guys have the ability to

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26 minutes, 20 seconds

set your own course you guys have the ability to make those choices of the government by only representing Washington County of what's best for the

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26 minutes, 29 seconds

county what's best in the taxpayers going forward and what's best as far as getting a good construction to a completed project ready to transfer and

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26 minutes, 38 seconds

go straight into it as far as you guys being the owner and operating from the from bids forward control the design timeline

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26 minutes, 47 seconds

you guys are talking to Trump that your guy's a ship everybody else is hiring scrub deck so we want to understand that you guys are into trouble you guys do

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26 minutes, 55 seconds

not lose any control as far as the decision making through this process oversight before you designing the

27:03

27 minutes, 3 seconds

elements and approvals you guys have complete oversight you guys have a complete authority of all designed elements and approved so that's only a

27:12

27 minutes, 12 seconds

picture that you feel secure about the advantages so you can help embrace the new process because it's something that we're all dealing with it's new to the

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27 minutes, 20 seconds

majority of us that you're going to continue to see it in the future no cost low-cost scoping period

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27 minutes, 29 seconds

again that's no cost to you guys the scoping and everything comes out there that in the end your developer is responsible for those calls whether

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27 minutes, 38 seconds

they're passed on them or not you guys are not responsible for those the developer is no obligation to move forward with the project if you have a hitting barricade

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27 minutes, 47 seconds

or if you guys happen to hit a wall which is not a good best interest of the county I do not perceive any of that taking place

27:55

27 minutes, 55 seconds

you guys are very organized out here you guys understand the needs down here and believe it or not you guys stretch a

28:02

28 minutes, 2 seconds

dollar into two and not every local government has found the ability to do that so I do want to apply to your guys's local government for Hillary do

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28 minutes, 10 seconds

that I see Rick doing that each and every month on behalf of the highway department taking a dollar into fishing into two it's a magic trick but guess what it's a

28:19

28 minutes, 19 seconds

magic trick that's working for the citizens of Washington County and I want to come in each and every one of you guys on your efforts as you guys continue to do that going forward

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28 minutes, 29 seconds

public process ease of developing and approval documents again this could be an easy or as difficult as what you

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28 minutes, 36 seconds

choose to make it that's the other freedoms of the BLT the build operated transfer agreement you guys may have a wish list this long and as long as your

28:45

28 minutes, 45 seconds

guys budget can facilitate that wish list is the pro it is the job of the developer to step up and wait on your guys's needs hand and foot no matter how

28:54

28 minutes, 54 seconds

great or how small again that falls into developer's lap to make sure in the end that you guys are 100 should satisfied if you guys aren't 100 satisfied the

29:02

29 minutes, 2 seconds

developer has to step up and make sure you are through his agreement before you guys will take it back over and begin to operate it transfer it back to you guys

29:10

29 minutes, 10 seconds

and go to your best operation so there's you know there's a lot of the areas here where you can tie money to it as far as extras or so on and so forth

29:20

29 minutes, 20 seconds

it all falls back in the lap of the developer so that's again that's why you got to make sure you have a developer has good funding that's good financing

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29 minutes, 27 seconds

you can fall back on that and they're taking a risk but through proper planning and through proper guidelines

29:34

29 minutes, 34 seconds

and through proper Communications of all governmental bodies and all branches of the local government we can minimize that those risks not only for the

29:43

29 minutes, 43 seconds

developer but primarily for Commissioners Council and again the tax paying citizens that's where we work

29:51

29 minutes, 51 seconds

through mitigate right now as far as our focus on making sure that that small group of people are facilitated in every

29:58

29 minutes, 58 seconds

aspect Expedia closing on financing some people have a conversation some people drag this out I can go I've seen it broke out

30:07

30 minutes, 7 seconds

as much as three years but in the handout I gave you guys there there's information that clearly says that it can be done as quick as 30 days I

30:14

30 minutes, 14 seconds

certainly recommend once that time period is done and there's quality assurance and the the qcqa quality control quality insurance is taken care

30:21

30 minutes, 21 seconds

of and you guys know that you've got exactly what you've got throughout the construction process through an inspection process and a representation of the local government that's where you

30:30

30 minutes, 30 seconds

guys also have a say in well do you ever want to be on a team we got an agreement with your developer they know exactly my feelings they know about the parking lots in their name is supposed to be but

30:39

30 minutes, 39 seconds

how we know that we're getting exactly what we've appropriated and paid for that's where I come in I have 18 years of experience I have 31 years of

30:47

30 minutes, 47 seconds

experience of construction and I absolutely understand the process inside and out whether it be a building whether it be Plumbing whether it be Electric

30:56

30 minutes, 56 seconds

yeah I'm gonna make I'll be a complete genius or professional but I did undertaken the building with my own home and it took 19

31:05

31 minutes, 5 seconds

months to do so and all the extra time that I had but I had many many people who have visited that good professionally for a living and said wow

31:13

31 minutes, 13 seconds

you've certainly got a handful of this so I want to let you know that my my experience doesn't end at the construction at the bulldozer and the

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31 minutes, 21 seconds

backhoe and the pipe and the bridges it's extensive through homes buildings so on and so forth so I would certainly

31:28

31 minutes, 28 seconds

want to represent you guys in every aspect except I was representing my own project I have a tendency to live through my projects if I'm assigned the

31:37

31 minutes, 37 seconds

project I take it very very seriously and if the church is a dollar and unsign that project I'm sorry but it becomes my dollar as well and I want to be a great

31:45

31 minutes, 45 seconds

Steward of that because there's only so many dollars floating around in our local governments today so that's very very important as far as an aspect there

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31 minutes, 53 seconds

having a daily sense of control over the project once the construction process thank you

32:00

32 minutes

very low issuance calls no BSR required is another benefit guaranteed budget or maximum price and

32:07

32 minutes, 7 seconds

again this is why I wanted to doing what I do no change orders something comes up and it's unexpected it's unforeseen oh

32:15

32 minutes, 15 seconds

my gosh it's going to cost us 125 000 to hammer all this rock out so we can get it out to the elevation that we need to put our Footers in for buildings I'm

32:24

32 minutes, 24 seconds

sorry your developer has just assumed that liability and he has to take that 225 000 of how much it may be upon his

32:32

32 minutes, 32 seconds

old chin and he does not come to you guys as the representative of the local entity with his handout one more money once that process there starts during

32:40

32 minutes, 40 seconds

the construction process you're pretty well locked in as long as they can deem it necessary they come back outside of the vot process you have to write checks all day

32:49

32 minutes, 49 seconds

long it happens every day on our in-depth projects as long as within specification and anything necessary to go forward with the production of the

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32 minutes, 56 seconds

project you have to write the check so this alleviates that you guys are now having the initial expense other than what you signed on from at the very

33:04

33 minutes, 4 seconds

beginning which again in times like this I want to stress that is a huge benefit of the BLT process and in closing the project team assumes

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33 minutes, 13 seconds

100 of the construction risk again hand in hand with the change orders the developer assumed 100 of any

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33 minutes, 21 seconds

construction rates now if you have a timeline you have to meet and he has problems with supply and demand as far as meeting materials the timeline still

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33 minutes, 29 seconds

has to be met contractually because we've all made an agreement through that if they have to step outside of their Circle or outside of their producers suppliers and get materials at a higher

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33 minutes, 38 seconds

cost to them and they'll meet their deadline there's no extra money out of any of your guys's Pockets with taxpayers pockets the developer took

33:45

33 minutes, 45 seconds

that home if he submitted his request for qualifications to be selected for the developers project so

33:52

33 minutes, 52 seconds

right here for the couples who kind of a couple reasons again I want to I want to thank everybody's attention to this please

34:00

34 minutes

understand guaranteed budget or maximum price no change orders you won't hear that anywhere else in the field of construction except through a BLT

34:09

34 minutes, 9 seconds

project team assumed 100 of our prescription is so once it's done and developer is

34:16

34 minutes, 16 seconds

higher in a price degree to finance and everything taken care of everybody's agreeing it and you guys dropped the

34:23

34 minutes, 23 seconds

hammer and you say first day of construction go other than the daily representation in the monitoring of the project and make sure that you

34:31

34 minutes, 31 seconds

get what you're paying for Quality wise when I say quality wise I mean concrete if it cost a 4 000 PSI country We're not

34:39

34 minutes, 39 seconds

gonna let you guys get a five bag mix we're gonna make sure you get six bag mix and we'll make sure four thousand PSI if it calls for rebar two feet on the cylinder on your stem walls bring

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34 minutes, 47 seconds

into the buildings you're going to get rebar two foot over so if you want a four bar or a five bar four bar being a half entry modified RV and 5 8 inch

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34 minutes, 55 seconds

rebar however you guys want them a scope is exactly the way you would get it but that is all handled in the scoping

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35 minutes, 2 seconds

process the scoping and what the scoping process does is it clearly defines and aligns exactly what you guys as the

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35 minutes, 10 seconds

owner are expecting to have on this project and nothing's shy as long as you have those details and

35:17

35 minutes, 17 seconds

the scoping that specification the developer has to appear to those without question as per the agreement Council Commissioners do you have

35:24

35 minutes, 24 seconds

questions for Brad Karen um we just mentioned that we did all the say and and get to take the design but

35:34

35 minutes, 34 seconds

in the negatives that are listed here it says summer measured in control of the governmental entity over the design of the project may be lost can you

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35 minutes, 42 seconds

elaborate what would be lost for us

35:51

35 minutes, 51 seconds

the deal was made and you guys have representation each day and you got to kind of have the financing and as far as when you come back over for the transfer

36:00

36 minutes

and you have the process of the financing to pay for it and go forward with the operating of the business other than during the construction process or the representation I cannot see when you

36:08

36 minutes, 8 seconds

guys want to become at a loss at any given point of across um I could add a little bit where there might be yeah some loss of control in

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36 minutes, 16 seconds

terms of the design it depends how the local community would structure the RFP and RFQ so if if you're asking if our

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36 minutes, 24 seconds

County for example decides to have the developer come to this project with their architect their engineer and

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36 minutes, 32 seconds

everybody that they have identified if we want them to respond with the total package with their design team we then go with the developer that has the best

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36 minutes, 40 seconds

cohesive you know like cumulative group sure as opposed to us saying okay I want this architect I want this engineer out

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36 minutes, 48 seconds

with this person and hey developer you have to work with them so we could do it either way where we could ask for a developer to come together with a team

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36 minutes, 56 seconds

that they have already worked with before they work well with or we could force the developer to work with whoever we choose as an architect and engineer

37:05

37 minutes, 5 seconds

it can be done either way I think developers are still interested in projects regardless if they have to work with their preferred design team or a

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37 minutes, 13 seconds

different design team and so there could be lots of control there if you've worked with an architect for a long

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37 minutes, 19 seconds

period of time we really like them we might want to choose the architect and have the developer work with that architect otherwise you're letting the

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37 minutes, 28 seconds

developer make that choice so but then again in this BO2 process we still have that choice like we still have the ability to decide how we wanted to move

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37 minutes, 36 seconds

forward so that's where I can see a loss of design control those are some good points and what what I want to stress is when you're looking for a developer

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37 minutes, 45 seconds

please looking for development as a team that has cohesiveness because if you try to implement two or three or four

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37 minutes, 52 seconds

different people and try to assemble your own team or makeshift assemble your own team once you get into there you can end up in a conflict you get into people

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37 minutes, 59 seconds

who's not used to working with one another you lose that fluidity and that cohesiveness of everybody being able to oh I know how they work in the past we

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38 minutes, 7 seconds

work together I know what he's doing it everybody comes together you get quicker you get a better project and you get less conflict conflict is one is the death of many

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38 minutes, 15 seconds

good ideas you know where everybody has a right to their opinion but we have to make sure that we find a team or a developer going

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38 minutes, 23 seconds

forward that has that cohesiveness that can not only represent the cohesive this but show us in the field physically that that

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38 minutes, 31 seconds

cohesiveness goes forward and working together to meet the completion date yeah completion date that you're choosing I would also say too um you know if the County Board decided to move

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38 minutes, 39 seconds

forward we're at the developer comes with a design team with them Brad represents us already so Brad could

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38 minutes, 47 seconds

double check the design we have you know Rick can double check the design we can make sure we have outside people checking on third-party checking to make

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38 minutes, 55 seconds

sure that we're being made good so those those are some of those like safeguards that we can provide if we don't want to go out and hire a specific engineer or

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39 minutes, 3 seconds

architect we want the developer to come with their own design team that works well together already Brad and other people that we work with can come and

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39 minutes, 11 seconds

double check to make sure that that design is meeting our needs too and that's the same thing with legal two you know the development team would also have their own attorney but that

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39 minutes, 19 seconds

attorney is going to represent their interest in the project which is why the county would want to have their own attorney representing the County's

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39 minutes, 27 seconds

interest in the project Joe did you say about a question it says here on another thing it says in

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39 minutes, 34 seconds

reference to what you were talking about price is going to the certain material is going to understand I deal with that so it's developer financing usually is a

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39 minutes, 43 seconds

five to ten year term it says with a balloon payment due a maturity which will need to be refinanced and

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39 minutes, 51 seconds

creates an interest rate risk so at the end of this parts are going up what's the interest rate going to be

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40 minutes, 4 seconds

whether you're then you're left with two options you're left with a variable or fixed of course they're in financial and that can all be determined at a time

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40 minutes, 13 seconds

yes so those are agreements that are your school me and the developer have those conversations like will they hold the financing the entire time and

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40 minutes, 21 seconds

then it's moved to a lease payment during that five to ten year period and over that period of time it's paid off or is it just a small amount that's paid

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40 minutes, 29 seconds

over that five to ten year period and then the county take out a bond or some other financing to make a larger payment

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so those are all things that can be worked out with the developer ahead of time it's mentioned there's a 5-10 year l

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40 minutes, 45 seconds

believe that's just putting in there as an example because I do know for the fact that the workplace facility for Jackson County we just lived here three years which would be you'd certainly be

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40 minutes, 53 seconds

outside of the realm of the five to ten years and that assisted them again keeping the costs down over a period of five to ten years they went three years

41:02

41 minutes, 2 seconds

of bang they're taking it back over and then they'll be pullovers and full operators who went forward so you pretty well through the scoping

41:09

41 minutes, 9 seconds

process anything that you want to deviate from by 10 years if you're not comfortable with that you can deviate that and you can stipulate that in the

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41 minutes, 17 seconds

scoping process that developer would have to need would have to meet concerning financing and that there comes the is where the BLT offers

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41 minutes, 26 seconds

a way for you guys to critique it the way you guys want to see it number one number two the way you guys are comfortable with it going forward because you're not comfortable self any

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41 minutes, 34 seconds

chance of going forward slam enough have to as a community have to have the repayment Source identified so we'll have that conversation before we

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41 minutes, 43 seconds

actually move into a vot agreement with a developer so the one thing that after the RFB and RFQ there's that scoping

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41 minutes, 52 seconds

period which I've stressed I think that at the last meeting that's where we really want to limit that period of time to design decisions so like how tall do

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42 minutes, 1 second

we need it how many buildings do we need we don't want to be talking about do I support the project or do I not support the project those are things that we'll

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42 minutes, 9 seconds

want to work out ahead of time so the scoping period is only design driven because while you know Brad says the cost doesn't come to us it does come to

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42 minutes, 17 seconds

us that amount of time that those develop the development development team spin during the scoping period will be part of the overall guarantee maximum

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42 minutes, 25 seconds

price they will still get paid for their time so that's something to know in the back of our mind and in some cases if

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42 minutes, 32 seconds

you decide to not move forward after the scoping period a development team will charge you that period of time so that's

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42 minutes, 40 seconds

something you can identify ahead of time like we don't want to pay for this filming period unless the project moves forward that could be in your RFP and

42:49

42 minutes, 49 seconds

RFQ and developers can say we won't charge you that period of time if you decide not before but they they do

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42 minutes, 55 seconds

always get paid so I just want to stress that that period of time needs to be minimal and it may needs to be design decisions not a development team coming

43:04

43 minutes, 4 seconds

and saying this project is needed and then us spending a lot of time trying to develop the need or really the consensus

43:12

43 minutes, 12 seconds

for the project yeah we have a wonderful comments I thank you for those the scoping process is the very important process just like you're saying that is

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43 minutes, 20 seconds

where everything on your wish list is put into words into contractual agreements as far as what you would like

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43 minutes, 27 seconds

to see on the new side as far as the abilities the driveway the weather going to be asked what was going to be stoned whether you want the building to build

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43 minutes, 36 seconds

16 inches on the center 24 inches on Center all that information has to be scoped it has to be detailed because there's money attached to it the benefit

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43 minutes, 45 seconds

if we can do that then we automatically have getting your guys in all your wish list taken care of in the scoping period and

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43 minutes, 52 seconds

then it's upon the developer to decide to never do that and another question it sounds to me like there's two points in this whole

44:00

44 minutes

process where we're going to get an estimated price on the project one before we scope and then two after we've given our wishlist

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44 minutes, 9 seconds

through the scoping process is that correct if we go forward with the RFP we'll get a ballpark number because that

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44 minutes, 16 seconds

includes the price if we go through with an RFQ it doesn't include a price so that would that would depend on which method we would be going forward with

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44 minutes, 25 seconds

now things can change in between that RFP to get to the guarantee map smoked price because during that scoping period we should put say one the Taj Mahal or

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44 minutes, 34 seconds

we want the bare minimum so that that fluctuation can happen as well as material costs and I've seen in some

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44 minutes, 41 seconds

projects a project has been drug out long enough that the inflation costs now come into effect before you can even get

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44 minutes, 48 seconds

a guaranteed maximum price so that's why you want that scoping period kind of short and sweet and only design driven

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44 minutes, 55 seconds

so that you're able to maximize the cost and hopefully the cost is more comparable if we went through an RFP hopefully the cost would be more

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45 minutes, 3 seconds

preparable sorry let me ask any permits or anything as far as restrictions or anything like that that would

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45 minutes, 11 seconds

certainly be eliminated any of that would be eliminated as far as costs and for time allowance as well through the scoping process of asking you know that

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45 minutes, 19 seconds

basically that whatever parcel is solidified or obtained or provided by the developer that meets the fact that it's not in a flood way it doesn't have

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45 minutes, 28 seconds

any type of restrictions to you guys it brings on liability or payments in the future as far as flooding strips or anything like that so yes it's the

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45 minutes, 36 seconds

scoping period is so very important because it lists everything that you would come to your mind as far as we I would figure that the buildings and the asphalt stuff like that but there's many

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45 minutes, 44 seconds

other things I still can create that you have to make sure that you detail because there is dollars assigned to that if it's requested in the scoping period

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45 minutes, 52 seconds

[Music]

45:56

45 minutes, 56 seconds

any other questions sorry so can you give us an example of

46:03

46 minutes, 3 seconds

anyone who has come in under budget on one of these and what happens to the money if it ever comes in under that

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46 minutes, 11 seconds

guaranteed maximum price that is where it's so important man uh sort of giving you an example of that being the newest process it is I kind of

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46 minutes, 19 seconds

give you an example of that I'll be honest with you if I get I mean you're always open to the truth for me regardless of other people in here as far as that part there goes does it

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46 minutes, 28 seconds

come in under well it comes in under that there is the flip side of that coin when you got a developer coming in that's willing to take on hey if we get out and start digging these Footers we

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46 minutes, 37 seconds

get rock and we have to go into rock classification and we have 150 000 in the chipping out all these rocks for this your footage they have to eat that

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46 minutes, 45 seconds

but the other side of that coin is there is a small opportunity and you can make that opportunity even my news do your scoping process as far as providing the

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46 minutes, 54 seconds

details if they do go a little bit under I would like to say that's going to be a little about and if so through the process and they talk about that that is

47:02

47 minutes, 2 seconds

the chance to begin I know the Ohio River Bridge Project was part of a similar type of thing as a bot

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47 minutes, 10 seconds

it wasn't exactly a vot I do know that parts of it came and under budget and the taxpayers receive no benefit from

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47 minutes, 17 seconds

that whatsoever so that has me a little bit skeptical of all the Ops I mean completely honest because I know how

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47 minutes, 27 seconds

much that potential under budget was and it was pretty substantial and it could have really benefited taxpayers and that

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47 minutes, 34 seconds

has me a little turned off by that but I also see your other side too that inflation is astronomical right now and

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47 minutes, 43 seconds

then that could end up being our benefits understandably so that's a good point that you made that's where they kind of block the blt's process and I

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47 minutes, 52 seconds

here we're talking about that native on reveal team the problem is that's all baseball pillows as we all know as we

48:00

48 minutes

enter into Kentucky about 10-12 days later so there it's kind of not necessarily an apple to Apple if you will ma'am it's kind of

48:08

48 minutes, 8 seconds

apple to an oriented all of them the same classification it has to be with that a bit differently yeah and I understand that uh

48:23

48 minutes, 23 seconds

there's a lot of emphasis and the tables don't proceeding on and once they're encountered in the process if you enter in with a contractor or developer

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48 minutes, 30 seconds

outside of the BLT process then that becomes 100 of your liability in your check no questions asked yeah and it seems

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48 minutes, 38 seconds

like with the BLT the incentive is to come in under budget because it's monetarily benefits the developer whereas if they if we were moving

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48 minutes, 46 seconds

forward with just a public funded project there's really not an incentive to come in under budget it's more of an incentive to come in over budget of

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48 minutes, 54 seconds

change orders please understand it so that means you're a developer at the same point of view that if they plan on making their program money that they had

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49 minutes, 3 seconds

planned or their profit percent profit at the end of the project they're going to have to dig in they're about to seek out follow new materials from producers

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49 minutes, 10 seconds

and suppliers where they do maybe get a little cheaper from Jim Bob down the road instead of the Andy on the left-hand side of the road they have

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49 minutes, 18 seconds

good work for you to make sure that it works if they want to be any dollars alone and lackadaisical in The Taking of supplies so on and so forth going forward not worrying about cost that's

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49 minutes, 27 seconds

going to bipped into the hindsight again the project you guys don't have to worry about that anymore you've been in the BLT agreement all those risks all those

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49 minutes, 35 seconds

headaches all those decisions making processes to make sure that the bottom line works in the end is no longer your guys's editing it's all being

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49 minutes, 42 seconds

transferred and taken home by your developer that is I think is that in layman terms is the big attractive to me in the local governments because we're

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49 minutes, 50 seconds

all on budgets and we don't have money to do the things that we really want to do we start a construction projects and we hit something unforeseen and it costs

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49 minutes, 58 seconds

us 350 000 on top of the price tag we've already agreed to this is oh my Mercy we're going to get the 350 000 how many

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50 minutes, 5 seconds

different departments is that going to affect as we draw funding for little departments to cover this other scene and when you operate on the type of

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50 minutes, 13 seconds

budgets that we all do here in Southern Indiana that certainly becomes a conservative yeah and you know while the guaranteed maximum price says that come in until later through the process I

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50 minutes, 21 seconds

would say as the funding body you know the financial fiscal body of the county the council will want to know what's their top dollar amount that they would

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50 minutes, 30 seconds

be willing to invest in a project because you'll want to well as a council want to know that before we get to guarantee maximum price

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50 minutes, 38 seconds

because if it comes in over or under whatever you would just want to know that because we want to know that a project would be viable that we could

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50 minutes, 46 seconds

actually afford whatever project it is if that number would have to be assigned prior to the RFI so we were developed quote-unquote potential developers with

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50 minutes, 55 seconds

no coming in okay we have to be we have to be able to provide bonds for this amount of Maximum so then you also know

51:02

51 minutes, 2 seconds

when you get a submitted from a developer they already know that they can meet that criteria financially for the overall expense as well as construction model for the construction

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51 minutes, 10 seconds

expense immediately but that that ballpark figure would have to be provided during that period event you are correct

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51 minutes, 19 seconds

and then once a developer is determined an rfis out and in the RFQ or the RFP goes out and once the developer is determined then you start getting into

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51 minutes, 27 seconds

the true specifications okay you've met our threshold you meet all of our qualifications this is exactly the product that we want we need to assign

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51 minutes, 36 seconds

the number to come to agreement with that number and then we can go forward immediately with the construction process any other questions from the council

51:46

51 minutes, 46 seconds

huh no certainly don't pretend to know a lot about what's going on with projects

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51 minutes, 53 seconds

like this okay it appears that to be competitive there should be enough developers out

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52 minutes, 2 seconds

there do the bidding and make this competitive now my question since this is such a new method if it is

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52 minutes, 9 seconds

new again it is okay where would we go to find developers who

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52 minutes, 17 seconds

have been a part of this project to better understand what their end result of the project would be well I I put

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52 minutes, 25 seconds

myself in your shoes I reached out to the attorney who was a charge of the work release facility representing Jackson County my name developed that up

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52 minutes, 33 seconds

there to my displeasure I was on contact because I wanted to ask the same

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52 minutes, 41 seconds

questions that you just asked sir and unfortunately being a new process your resources as far as as going to say hey

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52 minutes, 48 seconds

how'd it go for you was you able to save any money in the end how's the process would you recommend it those are very few I went to the point the extra step I

52:56

52 minutes, 56 seconds

met with the commissioner of Jackson County who had made the decision to go forward the work release facility and he said he's not sure that he would have done it any other way

53:03

53 minutes, 3 seconds

for the simple practice yes and I'll be honest with you a project like this calls for a lot of oversight if you're

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53 minutes, 11 seconds

going to go out you're going to build this project yourself a lot of oversight if I went to build my house and I just went and I found every aspect of construction that had to be dealt with

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53 minutes, 19 seconds

I'm down higher the subcontractor and I left and then I showed up a year and a half later and everybody was supposed to have done their job without any oversight chances are number one I'm

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53 minutes, 27 seconds

still going to be on the hook for the bill that I agreed to number two I didn't have any oversight in the project I understand to make sure I'm 100 correctly into my liking

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53 minutes, 36 seconds

and number three it's going to take longer than what it was if you guys had somebody oversight as far as just setting your deadline

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53 minutes, 44 seconds

so it's a brand new processor I would like to tell you that I have a list this long a few people to talk to but I cannot do that because they're not there

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53 minutes, 51 seconds

the biggest part and it's trickling down to Minneapolis please understand they're doing it up there on large scale in Indianapolis but it's tricking down here and it's in our it's in our backyard now

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54 minutes

and it is a process to grasp people at Jackson County was a little bit leery at first about well do we want

54:08

54 minutes, 8 seconds

to engage this do we want to go into this once they found out that the quote unquote developer was responsible for the funding as far as the money and

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54 minutes, 16 seconds

everything take it through construction and they wouldn't have to immediately find the money we'll shoot you know that gave them they gave them two-year project or however long the project had

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54 minutes, 24 seconds

company took almost two years that took in two years to work within County government local government to find out where can we take money with our budget going forward be give a two-year notice

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54 minutes, 33 seconds

here how can we appropriate going forward to take care of the BLT and being done with it and it takes an immense amount of if you don't pass it on to the developer as far

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54 minutes, 42 seconds

as it gets commissioner you got the County Council and all these do a wonderful job of Washington County but it's going to take immense amount of time and

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54 minutes, 50 seconds

involvement going forward and to be honest with you the commissioner dexta County said I didn't need all those headaches I didn't need all those

54:57

54 minutes, 57 seconds

headaches to everyone already do what he was saying is there's a process that's outlined to take all that away from me and they'll still get what we want in

55:04

55 minutes, 4 seconds

the end looks wonderful on paper yes sir but I

55:18

55 minutes, 18 seconds

like it it would be nice to be happy it would be nice for the council to have a tracking record of what has happened

55:27

55 minutes, 27 seconds

we don't have anything right yeah well I would say I think Dubois County has gone through a jail BLT right now and then Clarksville is

55:36

55 minutes, 36 seconds

using they have some sort of Road infrastru the town of Clarksville is doing a road infrastructure project with

55:42

55 minutes, 42 seconds

a DOT so there is somebody you know not too far from us but I would say you know a jail is going to be a lot more

55:49

55 minutes, 49 seconds

expensive so there's going to be a lot more security and a lot more design consideration so they might have some hiccups or things that are not going

55:57

55 minutes, 57 seconds

well that won't affect us and that a road project is completely different too but those are two relatively close by

56:05

56 minutes, 5 seconds

communities that are either in the process or about to go through the process of a VIP that would be five years that probably down the road sir I do believe I can

56:13

56 minutes, 13 seconds

provide you with a list of some people who have entertained the process in the past that came out on the other side and be more happy the problem is unless I

56:21

56 minutes, 21 seconds

approach someone like a public county commissioner or someone like that and you go to a private developer they can decide whether they want to talk to you about it or not you know you knock on

56:29

56 minutes, 29 seconds

that door even though you're trying to be a gentleman and you're trying to inquire for all the right reasons you wouldn't want to talk to whoever they fail yes sir exactly right which in this

56:37

56 minutes, 37 seconds

in this case as far as construction we're in would be the developer and then the taxpayers would have the ultimate apparently and the architect that did

56:44

56 minutes, 44 seconds

the jail is an architect I think on the Dubois County project too so I think Phil or somebody would

56:51

56 minutes, 51 seconds

probably have their contact information but it is new and then that's where some of the and thank you for your question

56:58

56 minutes, 58 seconds

it's very deserving but uh that's something unfortunately has some of the information that I could not provide for you or today if any questions sir

57:05

57 minutes, 5 seconds

depends the governmental body I don't understand here with this either how can it these say that there's no public

57:13

57 minutes, 13 seconds

bidding required how how is that work because once you select the developer he takes care of all that

57:22

57 minutes, 22 seconds

for you he takes care of going out and getting into beds he takes care of preparing all the materials and everything you guys are giving her the price tag you guys

57:29

57 minutes, 29 seconds

have given the scoping with all the requirements that you want on this project all the way down to the site location the amenities that's available to the side upon to all the improvements

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57 minutes, 39 seconds

that you want to put on the side as far as representing the infrastructure of the new Kelly Highway Department you guys are in the driver's seat of all

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57 minutes, 46 seconds

that once it's agreed and it's picked the price tag is done it's his job to go out and bid all that but he'll submit it locally whether he wants to go in

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57 minutes, 54 seconds

Kentucky in mid that becomes all his job and it does not come to any worry of your guyses as long as through that bidding process that he procured all the

58:02

58 minutes, 2 seconds

materials to the exact specifications and does all the worker and construction to the specifications that the dot outlines that you guys require that's

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58 minutes, 11 seconds

where it leaves you in the driver's seat yeah and Joe it's because this is part of a public-private partnership so this bot is a public-private partnership which allows you a little bit more

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58 minutes, 19 seconds

flexibility without having to go through the public bidding process thank you thank you man thank you

58:26

58 minutes, 26 seconds

commissioners same questions do I have any questions for him but I do have some handouts here

58:35

58 minutes, 35 seconds

when Brian gets finished up that I want to touch on briefly any other questions

58:43

58 minutes, 43 seconds

all right Brad thank you for your time yeah thank you all for your time and we couldn't look forward to being a service at any capacity yeah I do have some

58:50

58 minutes, 50 seconds

business cards we might as a business start after the meeting please

59:05

59 minutes, 5 seconds

[Music]

59:13

59 minutes, 13 seconds

thank you which are you on you said you had to

59:24

59 minutes, 24 seconds

pass around wait I'm gonna try that one up Breaking Boys I'll get some handouts here

59:37

59 minutes, 37 seconds

he usually hands them out free at a time on them we got one here for now before

59:48

59 minutes, 48 seconds

I guess foreign

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1 hour, 8 seconds

what you've got in front of you there is at the top where it says 85

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1 hour, 15 seconds

15 is our current edit percentage breakdown

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1 hour, 23 seconds

you've got an extra copy over there I think I'm gonna have to read off

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1 hour, 32 seconds

but like I say that's the current breakdown that it's been that way for several years at Rock Michelle

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1 hour, 39 seconds

there is nothing set in stone that says by anyone that we can't adjust this to

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1 hour, 46 seconds

our liking right now as you'll see that 85 percent has been used in the past for asphalt

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1 hour, 56 seconds

page that's basically what it's used for

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1 hour, 59 seconds

[Music]

1:01:03

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what we're proposing is a change from the 85 15 percent

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to a 75-25 percent so if you go all the way down to the

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very bottom and this is uh we're talking about 2024 now for next year if we made that change

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that would still give the if you look beside the 75 percent it's a million seventeen thousand two twenty

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that still give us a million dollars that would could be utilized for Paving go back up to the very top of the list

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under 2023 where it says 85 percent you can see it's a million 29 760. so we're only talking about you

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know twelve twelve thousand dollars there difference from the 85 15 as it is

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this year compared to next year if we change it to 75-25 percent

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however it will help us tremendously with the 25 at the very bottom gives us

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1 hour, 2 minutes, 18 seconds

almost 270 thousand dollars that could be utilized for a project such as this

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1 hour, 2 minutes, 28 seconds

now the project itself I know there's a lot of unknowns uh there are a lot of things

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1 hour, 2 minutes, 36 seconds

that we're not familiar with this is something new that the state has allowed counties and municipalities to do to

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1 hour, 2 minutes, 44 seconds

give them more flexibility and control and keep prices down and I think one thing that has driven this the state of

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1 hour, 2 minutes, 53 seconds

life allowing us to do this is the fact that the last few years

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1 hour, 3 minutes

good Lord when you start talking about the prices of things going up you know 12 15 maybe 20 percent every year it

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gets pretty scary how in the world you gonna budget for something and try to plan and make wise use of the taxpayers

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1 hour, 3 minutes, 19 seconds

dollars when you don't know what the future holds when it comes to funding these projects because a project that

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1 hour, 3 minutes, 27 seconds

you thought was going to be three million dollars ends up being five so I I honestly believe myself in my

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1 hour, 3 minutes, 36 seconds

opinion that this is the reason that the states have allowed us to do things like this is because it

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really it kind of speed things up speeds things up a little bit because uh you know they're just lots of uncertainties in it in the

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future naturally so this is what we would like to do and uh I would I would like to do it here in the next few

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months it's not going to hurt our Paving uh miles of asphalt or anything like that

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um so this is something that would give us a little more flexibility and if if we

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1 hour, 4 minutes, 18 seconds

don't do this jail or if we don't do this highway department project then you know so be it I mean the money will be

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1 hour, 4 minutes, 26 seconds

there for other projects so I just wanted to let you all know what our intentions

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1 hour, 4 minutes, 34 seconds

were and uh give you something to think about there but we would like to go ahead and move

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forward on this sometimes uh that amount right now the 15 right now is that I mean are there ongoing expenses that

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would do that or are those new projects year the amount that you're looking at changing for 15 to 25 percent right now

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1 hour, 4 minutes, 58 seconds

for the 2023 it says 112 000 uh so when we look at that increase if we

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were to adjust that to 25 in 2024 it'd be 269 000 yeah is the full 269 000

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available for a project such as this or is it the difference that's available for doing a few projects yes it's

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available yes if you would look above it doesn't matter what year you look at or what percentage

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1 hour, 5 minutes, 28 seconds

we are committed to have been committed to spending uh the required 93

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1 hour, 5 minutes, 36 seconds

9330 for River Hills and then the animal shelter and uh what we help out with the growth

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1 hour, 5 minutes, 44 seconds

partnership those are those are the only three that we have committed to

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1 hour, 5 minutes, 52 seconds

to answer your question yes the 25 would be available so the full amount not just the difference in the

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1 hour, 6 minutes, 1 second

from 20 30 to 24. okay the full amount okay yeah okay

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there are particular timeline thought that would be beneficial to you guys scores the next 30 days or 60 days

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honestly honestly and I don't I don't mean this to say to pressure anyone but

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honestly their yes time is pretty critical because of fuel tanks

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1 hour, 6 minutes, 31 seconds

the fuel tanks and that that was the that was the driving force in this

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project well I say that that a lot of things have happened in the meantime I don't think anybody ever in their

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Wildest Dreams thought that we would have such a traffic problem on Anson Street when Walmart and all those other

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businesses came in and uh I was out there two weeks ago at the highway department garage and one of

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those rainy days and uh Tiffany was sitting over in the corner and I asked him why she was doing that she said well Russell leaking right here where I

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normally sit so and we've just outgrown it um

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okay so yes to answer your question uh personally I consider this very time sensitive one thing I'd like to add

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about the new facility everybody focuses on the buildings and granted all that needs replaced everybody knows it's outdated but the thing I come back to is

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efficiency the highway department was designed I think in the late 50s 60s whatever it was and I'll take like a

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rainy day when you there's just limited things you could do we could use that time to stockpile Rock we don't have the place to put it right now there's a lot

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of wasted time we can be so much more efficient and I'll go to the Salt buildings we have two Salt buildings but what most people don't know we're five

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days five snow snow days away from being out of material we're not even in the ballpark of having the stockpile material we need like every year five

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six times a year we're in panic mode because if we don't get a break at the end of that five days to refill we're done and nobody knows that everybody

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just thinks ah everything's going smooth we're pretty good shape we are this close to a crisis and every time it snows the one two days the one building

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1 hour, 8 minutes, 26 seconds

is empty and usually the third day we'll get a break and we'll fill that building up if we happen to get a second little burst of snow there five days you're out

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of material and a five-day snowstorm is not out of the question by any means so Rick are you saying even just the size like if you were looking at a new

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site you need volume everything I mean everything we have is so compacted I think we're around three and a half

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acres if you put that at seven acres we're out of room just because we're so compacted there's stuff like if you were

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designed efficiently Seven Acres would be out of it for what you have now but to be able to stockpiling you need more than that right it wouldn't hurt seven

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we could get by with that don't get me wrong we could that would be great if it was bigger that would be fine too you know there's there's never an end to it you could say a hundred acres and I'd

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find something to put on it but yes I mean at three and a half years at three and a half acres it's just it's a joke really

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1 hour, 9 minutes, 21 seconds

idealistically how many acres are you one or is this project looking on we've kind of you're kind of guessing there to

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1 hour, 9 minutes, 29 seconds

spread things out the stuff stacked on top I think somewhere between seven and ten would be the ballpark we're looking for because of size picked up

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1 hour, 9 minutes, 38 seconds

and then but that would be the be the process that we also have to be engaged by the developer they would be responsible in finding that side that

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1 hour, 9 minutes, 47 seconds

two-year guys liking into your guys's you know qualifications and please understand I commend Rick what he said because everything he's saying 100

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1 hour, 9 minutes, 54 seconds

accurate but please understand this if he has places for this to go he's not ordering enough salt in the middle of the winter when these people take the

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price and they Jack it up through the roof because they know that you need it if he can procure that salt in like the middle of summer or spring have a place to go with it not only is he being more

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1 hour, 10 minutes, 10 seconds

efficient for the county but look at the savings he's going to be able to bring to the county over time to procure that material at a time when it's much much less instead of the middle of the winter

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1 hour, 10 minutes, 18 seconds

because he doesn't have a place to keep it when Supply is up the band's up it's probably automatically falls down when they've got it or not so you can bet the

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1 hour, 10 minutes, 27 seconds

price is going to move up as well there's another opportunity there it is a savings and at this level no matter how small the Denver may be anytime you

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1 hour, 10 minutes, 35 seconds

can find the word savings it needs to be giving some attention because savings means and stretches our budget yeah and I would say in terms of a site

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1 hour, 10 minutes, 43 seconds

question that's something that probably it could be asked in advance you know there could be a call for sites like hey this is what we're thinking right now

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1 hour, 10 minutes, 51 seconds

does anybody have land for sale you know or land are they a little bit or do we locally have land that would be gifted

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1 hour, 10 minutes, 59 seconds

to us or anything like that so those are things that we can do ahead of time or as part of the RFI I think I think a lot of I think there's some questions about

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1 hour, 11 minutes, 7 seconds

land and making sure that it goes through a public process it's due diligence I think there's some questions there about the land for the particular

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project so it's helpful great to hear from you what you actually need so like how large does this site need to be

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um you know do you have traffic issues now with Anson we've heard that from Todd several times is that something that's an issue and do you have like an

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1 hour, 11 minutes, 30 seconds

ideal spot of like what are some of those things that you're looking for we'd have to have something obviously centrally located in the county you know

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1 hour, 11 minutes, 38 seconds

I can't be 10 miles out One Direction that makes it hard on everybody else so we have to be fairly centrally located have to have an easy way to get on and off the main road you know with big

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1 hour, 11 minutes, 46 seconds

trucks no plows those are the main main issues the traffic is just the business of the times that I frequent the highway

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department traffic advancing street is a it's not only concern it's a safety concern not only for the same kind of employees but for the taxpayers yeah

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1 hour, 12 minutes, 3 seconds

it's not a good line of sight either okay any any other questions it's my understanding you're getting ready to get a small apartment complex

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1 hour, 12 minutes, 12 seconds

there in front of the existing highway department anyway next to the gas station I want to be within the city so we're not yeah but

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I'm saying it's going to become more and more congested even more so yeah that would not surprise me there's a lot of development on that side of town anything else I have one other comment I

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feel I failed to mention earlier I don't know how many times I have to say this but uh I've already done that twice when this first come about at the council

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meeting I was at we was back in February when the highway department septic was first announced

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we had no intentions of moving forward with this if we have to raise taxes

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1 hour, 12 minutes, 56 seconds

this will be the third time I've mentioned this so I hope I I hope I put this to rest today I don't know if you

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want to do this if we have to raise taxes thank you do yes

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well yeah I want to point something out now I don't want to give the impression by any means

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that we are flushed with money because we're not this project in getting an idea of what

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we think it's going to cost ly I think we can afford it it's a little tight

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um it depends on what the final price will be will it put us in a bind financially I

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1 hour, 13 minutes, 44 seconds

don't think so or I wouldn't even be considering it now there's a fine line between putting yourself in a bind and

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1 hour, 13 minutes, 52 seconds

not knowing what the future holds but I do know one thing for sure for certain that the prices for everything keep

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going up so if we wait two or three or four years then it'll be happening and more at least so I think we owe it to

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1 hour, 14 minutes, 9 seconds

the taxpayers given the situation um with our current situation with the

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traffic in the water and the fuel tanks I don't know of a better time to do this

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1 hour, 14 minutes, 23 seconds

now um thanks to uh What uh commissioner Marshall has done a couple of years well

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I actually started about three or four years ago and and I know I said this once I'll say it again but you need to be be reminded of the kind of work that

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he's putting in as a president and the Commissioners and thinking ahead a little bit and having

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the best interest of the the county in mind we refinance the jail

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1 hour, 14 minutes, 56 seconds

Justice in her bond and save the county several hundred thousand dollars

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Mr Marshall spearheaded that he also advised that we take some of our excess funds that were in the bank

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anyway drawing little nothing and he suggested that we invest them and we did that about a year year and a half

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ago and and right now for 2024 we are on target

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due to his efforts and Rick and two mile bugle too I agreed with it because I thought it was why

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1 hour, 15 minutes, 37 seconds

you know we're gonna we're gonna take in somewhere around four hundred thousand dollars worth of interest earned Interest next

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1 hour, 15 minutes, 46 seconds

year now that's not that's over and above that's just interest now are we going to have

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places to spend that probably we've got an ambulance service that's struggling we all know that

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we're watching things very closely some of these things aren't getting better and they may get worse but as

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1 hour, 16 minutes, 10 seconds

long as we're on top of them I think we can afford this this project and uh

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1 hour, 16 minutes, 18 seconds

I hope it moves forward and I hope you all do your homework and I certainly don't want anyone to make a decision

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1 hour, 16 minutes, 26 seconds

that goes against their conscience but and I know you have people to answer to as we all do but do your homework and

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make a decision based on that and I will say this I honestly I think the project needs to be done

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thank you John all right priority audience

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1 hour, 16 minutes, 55 seconds

okay we'll go around the around the room Karen any comments Preston

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right so yeah okay Carol

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appreciate the effort and the information process that we just had I appreciate it Jeff

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all right man okay all right well I want to thank you all for your time and um thank you Commissioners for having

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1 hour, 17 minutes, 29 seconds

Brad come and talk more about the dot process as as you said Todd I think it's really important before we move forward with the project that everybody has all

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the information that they need not only just so that people feel good about votes that are going to be amazed but also because we want to save as much

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money as possible don't want to be efficient and effective with the use of our time so thank you all with that I will entertain a motion to adjourn the

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council meeting okay I've got a motion on forefront to a second from Gerald all this in favor raise your right hand all right