

COMMISSIONERS' REGULAR MEETING – MONDAY MAY 11, 2026

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

Invocation and Pledge of Allegiance

Mr. West gave the Invocation and Mr. Baird led the Pledge of Allegiance.

Public Comment – (limited to agenda topics and 5 minutes per person)

There were no public comments.

Routine Matters – Consent Agenda

By a single motion, the Commissioners approve the following items, which may include annual contracts, grant application forms, ratifications, change orders, ordinance, resolutions, and meeting minutes. Any items listed on the consent agenda may be removed by a Commissioner and moved to the regular agenda.

A. Approval of Annual Agreements

1. Assessor – Schneider Geospatial First Amendment to Agreement and Authorization to Proceed

C. Minutes:

1. 4/27/2026 – Executive Session

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

Elected Officials and Department Heads

A. Planning and Zoning

1. Patriot Engineering and Environments, Inc. – Eagle Springs Section 1 – Approval of Change Order No. 2 for Construction Materials Testing and Inspection

Michele Hansard, Director, was present for the approval of Change Order No. 2 for construction materials testing and inspection.

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

B. Highway

1. Award Recommendation and Request to Begin Contract Negotiations for Clark School Road Project Construction Inspection

Daniel Johnston, Highway Engineer, was present for the award recommendation; and requested to begin contract negotiations. Mr. Johnston stated that he received five letters of interest from consulting firms. They have also completed the scoring and submitted to INDOT where those were approved. The first ranked firm selected for this project was GAI Consulting.

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

Mr. West asked Mr. Johnston how old the map was that he had provided. Mr. Johnston stated that it was a graphic that he has been using. They have had several Clark School Road related funding applications to INDOT over the last number of years. So, he pulled the graphic forward and then adjusted just what was related to this project. Mr. West stated that he noticed the map does not show Worthsville Road tie into Franklin Road. Mr. Johnston said that was correct. That is not shown on that edge of the map. Mr. West said he assumes the two bridges are going to work with the extension of Worthsville Road. Mr. Johnston stated that yes, they will. Their vision for that project would tie in on the west end of the Bridge 103 replacement area.

C. Board of Commissioners

1. Acceptance of Quote and Award of Contract Pursuant to IC 36-1-12-5 for North Annex Roof Project

Mr. Baird stated there were three quotes submitted for this project, and the lowest quote was from Nu-Tech Roofing with a bid of \$168,700.

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

2. Acceptance of Quote and Award of Contract Pursuant to IC 36-1-12-5 for Fairgrounds Scott Hall Roof and Wall Repair Project

Mr. Baird stated this project was for the front awning that is leaking and has chosen Truster Builders with a quote of \$8,845. Mr. West asked if this was something the County would pay for? Mr. Baird said that it would not and that it would be covered by their bond.

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

3. Ratification of Board of Commissioners' Hearing Officer's Decision on Appeal of Trustee's Denial of Assistance

Mr. West moved to accept the hearing officer's decision. Mr. Walls seconded the motion, which unanimously carried.

4. Discussion of Memorandum of Understanding with Town of Prince's Lakes

Tiffany Costley, County Attorney explained that there is an MOU between the County and Princes Lakes that the town council of Princes Lakes requested for assistance with a tornado siren. There are funds available through the Health Department and Health First Indiana that are available. She stated that they wanted to make it clear that this is one-time reimbursement and this does not obligate the county. They do not have any decision making on where the sirens are put or install them. It's just for them to purchase it as they are required to do. All the fire departments take care and service their own tornado sirens for that area. This was an MOU to protect the county to show that it was a one-time deal and they are not under any further obligation.

Mr. Baird stated that he does not know why the county needs to give an MOU to the Town of Princes Lakes. It's an incorporated town; they chose to be incorporated and separate themselves from unincorporated Johnson County. And because they get funds from the Health Department, does not mean that the county owes anybody an explanation for something the county has no control over. He

said that bottom line is the county is not accountable to it, or responsible for it in unincorporated Johnson County.

Mrs. Costley says they do not typically sign MOU's, there has just been a lot of confusion and discussion that's been in the public about who controls sirens, who does what and what entities. This was a proposal that they felt may be necessary.

Taylor Webster, Assistant County Attorney, stated, like Mrs. Costley stated, this is not usually something that they do, but there have been some discussions with the town and attorneys. So, they added this in for this specific one to provide that indemnification language and to really clarify and say "Hey, we're only doing this, we're only providing the grant and clarifying that we have no additional responsibility." So, the initial purpose was to make it clear that this is a one and done kind of situation. Betsey Swearingen, Director, was present for discussion. She stated they were specific about these funds, stating the funds were only for the siren and not for anything else.

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

5. Claims

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

New and Old Business

A. Old Business: Public Safety Communications – Request to Attend 2026 Be the Difference Conference, July 18th thru 22nd, in Knoxville, Tennessee

Mr. West stated the only question he had was whether the individual was using their own mode of transportation. Heath Brandt, Director, was present to answer questions. Mr. Brandt stated the individual was going to commute down to the conference with someone in their personal vehicle.

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

B. Old Business: Ordinance 2026-J-1: An Ordinance Amending and Superseding Johnson County Code 22-4-1 et seq.

Mrs. Costley stated this was a language clarification requested by Council. This does not change the material nature of the ordinance at all; it gives an expanded definition of public funds. Since there was an extended definition, they would like to get it signed by the Commissioners before it does go to Council.

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

C. New Business: Extension Office – Toshiba Amendment #1 to Sales Order SO-2.0.0

Ms. Webster stated this was just a slight change. There was an update on their system in Toshiba, and they wanted a specific amendment saying Indiana Law, so this is more official for their end.

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

Mr. Baird asked if Mike Watkins, Assessor, would come up and answer a few questions.

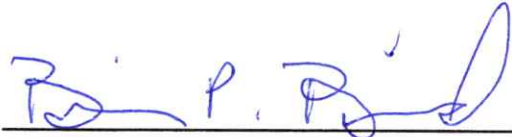
1. Mr. Baird asked; if you had an assessment on 23/24 and then the assessment is 26/27 that triples, what could in the process make that happen? Mr. Watkins replies; there could be several things and the easiest one being is if there is new construction on the property, meaning something that is there now, that was not there before. He stated the State releases every so many years, new cost tables, and the longer that they go in between releasing those tables the greater the change tends to be. Their goal of releasing the tables is every fourth year, and with the way the market has been changing in the last four or five years, Mr. Watkins thinks four years is too long, he would like to see them at least every two years, then they would see a less drastic jump from one year to the next.

2. Mr. Baird asked if a property adjacent to or nearby inflates those costs sometimes due to the cost or the prices paid per acre on a property? Mr. Watkins replied that yes, it could have an effect. As part of their job, they look through all the sales that happen in an area, and if they see one property sells out of what they expect it to, that's an anomaly, two gets their attention, and three, they pay attention to it. If they see trends, if they have it assessed at \$100,000 and the predominance starts showing properties selling for \$200,000 or \$250,000, there's a fair chance that they were low on the \$100,000 assessment, and so it becomes their responsibility to adjust it to what they believe it would sell for. Mr. Baird asked if that could be contributed to by someone paying more for property than they should. Mr. Watkins stated that it was their job to weed out the anomalies. Over the course of the last five or six years during the COVID era, properties have increased in their sale price enormously. When the increase happens 30 times in a neighborhood of 300 parcels, that becomes more of the realistic market. Mr. Baird stated that he thinks a lot of people are misinformed about what affects their property taxes.

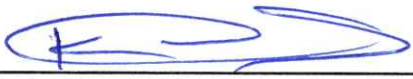
Adjournment

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

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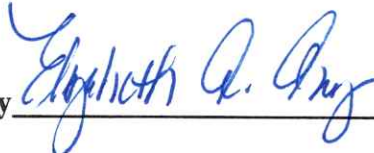
Brian Baird



Kevin Walls



Ron West

Attest:
Elizabeth A. Alvey 
Auditor _____