

**SPECIAL COMMISSIONER MEETING
MONDAY AT 5:00 P.M.**

The Switzerland County Board of Commissioners met in special session pursuant to law and by being duly advertised.

Those present: commissioners: Mark Lohide, Steve Lyons, and Josh South, the county attorney, Wil Goering, the auditor, Gayle Rayles, and the commissioners' assistant, Bruce Williams.

Steve opened the meeting with pledge of allegiance.

#1 EMS Building Purchase

Steve explained that at their last meeting the Commissioners were informed that Switzerland County EMS (SCEMS) would accept the amount previously offered for the SCEMS building and house. Originally the county had gotten an appraisal on the buildings and made an offer to purchase for the appraised amount. There was a large difference in what our offer was and their asking price. SCEMS felt the appraisal was too low. The SCEMS board members were polled to see if the cost of a second appraisal would be worth it and we were assured it would be. The second appraisal was higher, but the county could only pay the average of the two (\$187,500) which was rejected by SCEMS.

Mary Lou Tolbert and Steve signed a letter of intent stating that they will now accept the \$187,500 and the county has 60 days from July 8, 2016 to make a decision.

An audience member asked who owned EMS in the past; not the county. In January, 2016, because of some contract differences, the county voted to own our own emergency medical services. A question from the audience about who paid for the squads and house prompted Josh to say that the money for those items came from the county for SCEMS to continue to expand their services. It needs to be looked at as grant money, like any other gift to an entity for expansion. We need to forget about what happened in the past and work to solidify the present. We are in a different position now than months past. The sheriff's department has stepped up and has taken care of our housing needs so that we can do what's best, not what is a quick solution.

He reviewed where we are with the planning, already having plans for the building prepared by Devin Armstrong and GRW doing the engineering portion. He acknowledged that, even if we purchase the existing buildings from SCEMS, \$187,500 will not be our final cost. There will need to be changes to get the buildings up to government owned specs and no doubt some repairs and improvements will be needed. He said we need to do our homework before we make a decision.

Mark said he had heard there are mold issues with the existing buildings. He is interested in finding out what it will cost to get it usable. He is thinking \$25,000 to \$30,000 and why not put that money toward a new building that comes with warranties.

Josh said there had been some discussion in the past about finding out what it cost Scott County for their new building. It turns out there is no comparison in our proposed new building and what they did. Our building would be less than 4,500 square feet. Their new building is over 4,500 plus they did a remodel on 3,000 square feet for a total cost of \$705,000.

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Teresa said that it will take a different document to allow the county to have inspectors look at the buildings. The commissioners authorized Steve to sign that document. Teresa has an inspector in mind for the buildings and Josh said he felt GRW could cover an engineering inspection to determine what changes need to be made to bring buildings up to government owned specifications.

There were several questions and comments from the audience:

1. A new building will be expensive, will take time to construct, winter is coming and there are state permits to deal with
2. If the county purchases these buildings, do they want any additional property – not at this time
3. Ballpark cost of a new building – will be available after GRW has a chance to review the plans
4. Where would the new building be located – on the west side of the jail on the property the county already owns
5. What size is the existing building – the house is 1,400 square feet on the first floor with a full basement and the front building is 2,500 square feet
6. Approximate cost of design – no cost to county
7. Approximate cost of engineering work with GRW – not available
8. Inspection cost – not known
9. Who will pick inspectors – Teresa recommended National Property Inspections
10. Who will pay for the cost of mold removal if found – yet to be determined
11. Why do they want to sell now – initially there may have been a misunderstanding of what the county could pay for the buildings
12. Flooding issues in existing buildings

With no further business come before the board, Mark made a motion to adjourn, seconded by Josh and all agreed. The meeting adjourned at 5:30 p.m.

Attest: _____

Gayle A. Rayles, Auditor
Switzerland County, Indiana