

DEKALB COUNTY COMMISSIONERS' MEETING

October 9, 2023

Commissioners Present: President William L Hartman
Vice President Michael Watson
Vice President Todd Sanderson, via Zoom

Others Present: Auditor Susan Sleeper
Deputy Jody Wiedenhoef
Attorney Andrew Kruse

MATTER OF HUMAN RESOURCES

Dotty began with the holiday discussion; she thanked the Commissioners for allowing another full week to receive the responses from those whom were on vacation. The results came in as the day after Thanksgiving and the day after Christmas. Commissioner Hartman feels that the survey results should be the days followed along with the Federal Holidays.

Commissioners Watson feels they have wasted 6 weeks of time except for negative publicity and upset employees and they are still at 13 holidays since making the motion to follow the Federal Holidays plus two additional.

Michael Watson motioned to restore the original 2024 Holiday Schedule (without Juneteenth) as presented initially.

Bill Hartman asked if Todd Sanderson had any comments, he did not. Rick Ring stated that he was asked to meet with the judges last week on holidays and again they go back to fair day, as it is very loud and the courts can not operate under the level of noise that the fair brings. They also brought up the issue that although there are Federal Holidays, there are also State Holidays and the State Holidays do include Good Friday. Rick also found from statute that the only day that cannot be manipulated in the State Holiday schedule is Martin Luther King Jr. Day.

Todd Sanderson received comments that they should follow all Federal Holidays, the employees voted and chose the days they wanted. He has received a lot of feedback stating that if the do not follow the Federal Holidays, then they are doing it wrong.

Bill Hartman seconded Watson's motion and motion passed (2,1)

Watson: aye

Sanderson: nay

Hartman: aye

Dotty then covered recruitment around the County. Dotty also explained that Larry's job description will be reviewed since his department has changed, as well as the second in command positions of non-elected offices with the Job Classification Committee. Dotty then listed out the departments that the Commissioners need to do the annual job evaluations on in

order to increase their 2024 wage, she would like to have those completed in November. Mike Watson requested Dotty provide a more detailed review form than last year to work with for the reviews.

MATTER OF BROADBAND UPDATE FROM ZACH SAND

Zach Sand thanked the Commissioners for allowing him to give an update on broadband. Zach has provided a PowerPoint presentation ahead of the meeting that he discussed. Zach began with discussing the impact of broadband and went over the amount of dollars that Indiana would receive through the BEAD program.

The Sand Strategies Approach includes:

Community Education & Awareness: Education of the various broadband technologies and awareness of public and private programs.

Broadband Action Plan: Establish Task Force, Develop a plan/strategy, Data collection, Relationship building with partners, increase the adoption rate.

Securing Broadband Investment for Economic Growth: Fostering public-private partnerships for broadband investment, enhancing good government actions, incentivizing the underserved and unserved areas with public dollars to spur private sector investment, their strategy involves stretching public dollars and ensuring these dollars are properly applied without government waste.

The Broadband Task Force was organized by Commissioner Mike Watson, City Councilwoman Natalie DeWitt and DeKalb County Economic Partnership President Anton King. Zach Sand disclosed that DeKalb County includes 0.6% Unserved (125 addresses), 52% Underserved (10,478 addresses), and 47.4% Served (9,536 addresses). Commissioner Hartman asked when Zach thought he would hear from Lakeland, discussion took place. Commissioner Watson expressed his appreciation that Sand is taking the opportunity to look at the Tarana technology.

CONSIDERATION OF PROPOSED ECONOMIC DEVELOPMENT AGREEMENT WITH ROAD USE AND DECOMMISSIONING AGREEMENT FOR SCULPIN SOLAR: RESOLUTION 2023-R-17

Commissioner Watson verified with Attorney Kruse that all the wording changes were made and he is in agreement with the proposed Resolution and Agreement.

Michael Watson made a motion to approve Resolution 2023-R-17. Todd Sanderson seconded and motion passed (2,1)

Sanderson: aye

Watson: aye

Hartman: nay

Sarah Massara: Thanked the County for their time in consideration of the Agreement. Sarah responded to Provines that Attorney Kruse covered it as the Decommissioning Agreement as an overview and that within the Decommissioning Agreement is an exhibit that details out the costs. She also expressed that if the Commissioners go out and look, the project is not surrounding all sides of every property. What they are asking for is to allow Sculpin to move forward with their full submission and approval of their plan.

Andrew Provines: Decommissioning Agreement: is the 125% based on what it costs to recycle the panels or put in a landfill? Commissioner Watson expressed the 125% is on the cost to the County if the County had to take the project apart. Attorney Kruse said there is language in that says if reasonably possible the panels need to be recycled – Provines asked if the recycling had to be done if it was advantageous or required? Kruse read from UDO 3.13.

Economic Agreement: Provines knows of someone wanted to sell their home but was told that they cannot sell their home because of the solar project, he is asking if the Commissioners can account for those that want to leave but cannot and are basically held hostage within the Economic Agreement? Hartman said it is probably a monetary issue, as the people can probably sell but maybe they will not be able to sell at the dollar amount they want. Provines is asking the Commissioners to not move the project forward until the patrons are protected.

Rick Ring: Sympathizes with Andrew Provines and what he is trying to do, but feels the Commissioners need to be careful about protecting the property values, as any business that comes into the County, the Commissioners will have patrons come in and want them to protect their property values for a legitimate business. Rick has heard many times since the 1980s from attorneys that if you want to control something you need to buy it. Provines responded to Rick's comments.

Kellen Dooley: Asked who chooses the 3rd party for the 125%? Attorney Kruse UDO 3.13 (f) (2): read that there must be joint control over who decides on the 3rd party by the Solar Company, Plan Commission and Director of Development Services.

MATTER OF HIGHWAY

Authorization to Proceed for USI on Bridge #132: Originally quoted as a pre-cast, but due to the timing it was a pour and make, so Ben would like to have some reassurance done by USI to the structure in the amount not to exceed \$6,000.

Michael Watson made a motion for the president to sign and authorize Ben to move forward and have USI do some part time testing on bridge #132. Todd Sanderson seconded, and motion passed (3,0)

Sanderson: aye

Watson: aye

Hartman: aye

Equipment Quotes: Ben provided quotes for a Bobcat Trailer, Service Truck & Truck Equipment.

Michael Watson made a motion to accept bid from Ben Davis for the Service Truck, Kolida Truck for the truck equipment and Bridge Trailer Sales for bobcat trailer. Todd Sanderson feels the truck should be purchased from Max Platt. Bill Hartman asked if Mike Watson wanted to change his motion, and Mike is happy with his original motion. Bill Hartman is leaning toward Todd's feeling of going with Max Platt. Motion dies with lack of second.

Todd Sanderson made a motion to approve the quote from Bridge Trailer Sales for and HDT Standard 208 Package 22' x 80' in the amount of \$15,900. Michael Watson seconded, and motion passed (3,0)

Sanderson: aye

Watson: aye

Hartman: aye

Michael Watson made a motion to approve Kalida Truck Equipment for the Knap Crane Body that will go in a new truck in the amount of \$99,500. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

Todd Sanderson made a motion to approve the quote from Max Platt for the purchase of a 2024 F550 in the amount of \$51,115.25. Michael Watson seconded and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

CCMG: Ben said that we came in under bid by about \$15,000 and has submitted the claim to the Auditor for payment.

A short discussion took place on the progress of the new Highway Build.

MATTER OF LAND USAGE QUESTIONS: ANREW PROVINES

Andrew had gone back looking at articles looking in the correct land use. Andrew would like to know why the Highway Department was moved to the current site, when all the information said the old Gladio site was suitable for the department. Commissioner Sanderson explained that he was not part of the decision but went exactly the opposite route of what the surrounding landowners wanted. Provines quoted from previous articles that Councilman Ring and 20-30 landowners were against the Gladio site, and the decision was made to go against. Andrew wants to know where he can sign up for that 'membership' and have that much power. He feels with solar there are a couple thousand landowners against, and the Commissioners are still moving forward. Commissioner Hartman said his only explanation is that there was some manipulation of power and it cost the taxpayers a couple million more than it needed to.

MATTER OF CLAIMS

Michael Watson made a motion to approve General Claims consisting of warrant #134659 thru 134684 in the amount of \$184,156.15, and wire transfer #26006 thru 26116 in the amount of \$504,625.66. Todd Sanderson seconded, and motion passed (3,0)

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF MINUTES

Todd Sanderson made the motion to approve the minutes dated October 2, 2023. Michael Watson seconded, and motion passed (3,0)

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF R.G. ZACHRICH CONSTRUCTION, INC | PERFORMANCE AND PAYMENT BOND FOR BRIDGE #132 ON CR 72

Michael Watson made a motion to acknowledge receipt of and accept the Performance and Payment Bonds form R.G. Zachrich. Bill Hartman seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF TAX SALE CERTIFICATE 172200084 ASSIGNMENT

Michael Watson made a motion to assign:

Tax Sale Certificate #172200084 | Tax id# 25-05-04-177-011 | Address of 105 S Bridge Street to the Town of Corunna as of October 9, 2023.

Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

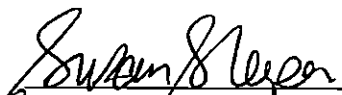
Watson: aye


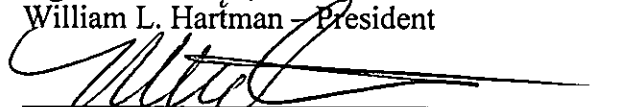
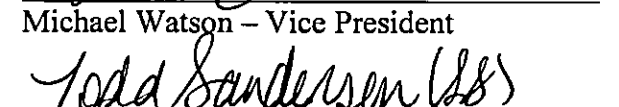
Hartman: aye

MATTER OF OTHER DISCUSSION

Topics include- still working on Innkeepers payments, request for holiday party from department head meeting-Watson felt the feeling was 'lukewarm' and suggested maybe giving a ham to employees- the Commissioners will throw around some ideas and compare costs, Mayor Mike Hartman was looking for volunteers to help rebuild Southside park-Todd Sanderson does not feel that the Commissioners should be involved at a County level, but if they wanted to personally send some money or help, and Commissioner Hartman will be absent on October 23rd-Sanderson will chair the meeting.

Attest:


Susan Sleeper, Auditor


William L. Hartman - President

Michael Watson - Vice President

Todd Sanderson - Vice President