

MONDAY

JUNE 6, 2005

MONDAY

The Board of DeKalb County Commissioners met in the Commissioners Court in the Court House in regular session, Monday at 8:30A.M. (EST)

PRESENT

Don Kaufman

Connie R. Miles

William C. Ort

ABSENT

MATTER OF INFORMATION SYSTEMS

IS director Jack Smith explained his request to sign the contracts for connectivity with the City of Auburn to the computer committee. A motion by Connie Miles to approve and sign the contract was seconded by Don Kaufman and carried.

Jack asked if there was a standard fee for copies of county information provided to businesses or the public. The auditor stated that there is an ordinance for a standard 10 cents per page on regular copy paper, but she feels the decision to release reports should remain with the official of the office responsible for the information. The IS department should not release or charge for documents without approval of the department chairperson or elected official. The alpha listing of property owners within the county, which is printed on blue bar paper for a local abstract company was the main consideration of this topic since blue bar paper is costly. This particular service has been provided for many years.

Jack also reported that he plans to redefine the offer of New World Systems to give credit for \$76,000 paid by the county for services not rendered. Instead of credit for future purchases, Jack proposes to request a cash refund of \$25,000 with the remaining money in two different areas in the amounts of approximately \$25,000 for maintenance over the next two years, and application to the finance package already in place.

The area to be occupied by the new court is ready with all wiring for computer connections in place. Judge Carpenter is not happy with the current court software application provided by MHI, and it appears that the state JTAC program is not materializing at the rate expected. It may be prudent to consider another software application and two are being considered. However, SVRS is on line for September.

For budgeting purposes Jack asked if the commissioners wished the funds for the connectivity agreement with Auburn to be left in the GIS budget, considered for CCD, or calculated for the general fund within the IS department. It was decided that the 2006 budget for the IS department will contain the funding for the connectivity agreement.

Jack also presented an agreement for the City of Auburn to become the Internet service provider for the county. A motion by Connie Miles to approve and sign the agreement for essential services was seconded by Don Kaufman and carried.

MATTER OF HIGHWAY

Although Superintendent Patton was not present for the meeting, Toby Steffen Of Butler Fairman and Seufert Engineers presented a contract for services for the County Road 60 and 427 project. There was some concern about the availability of the grant funds and a date to begin, however the county attorney will review the contract and the matter will be discussed when the superintendent returns.

MATTER OF SPECIAL CLAIMS

A motion by Don Kaufman to approve special claims was seconded by Connie Miles and carried.

MATTER OF GENERAL CLAIM

A motion by Don Kaufman to approve general claims was seconded by Connie Miles and carried.

MATTER OF AVIATION LEASE

Aviation Board Attorney Derald Kruse presented a proposal for a new aviation lease. Present with Attorney Kruse were other members of the Aviation Board Jim Mason, Brad Stump, airport manager Russ Couchman and Phil Gutman of Hilliard Lyons who is the underwriter for the project. The new debt will be incurred by the not for profit Airport Building Corporation. Therefore the debt will not effect the overall debt obligation of the county. A portion of property east of the airport terminal will be deeded to the building corporation to incur the lease. The property will then become collateral for the bonds. Monies collected by the county will pay the lease, which will then repay the bonds. The current lease will be paid in 2006, and there will be no break in the aviation lease levy. The corporation monies from the bonds will be used to acquire property for necessary airport expansion, construction and additional services.

Attorney Kruse explained the resolution and asked if the commissioners understood terms of the lease. Attorney Kruse's response was affirmative to Commissioner Ort's question would he sign the lease as presented. Attorney Kruse further stated that this will help the airport become what it needs to be and that the aviation board is committed to the project.

Phil Gutman explained that this procedure is identical to the transaction engaged in 1997 and 2001 and is a commitment by the county to aviation of approximately \$2,000,000 every 5 years as long as they can demonstrate that the money is being applied in a meaningful manner. The lease document is nearly identical, the financing team is the same and representation to the DLGF will demonstrate that there will not be any significant financial impact to the county.

There was no one present for the public comment.

Commissioner Kaufman questioned the amount of money brought into the county by the airport.

Airport manager Russ Couchman responded that the annual economic benefit or impact calculated by the aviation association of Indiana is \$16.8 million. This total is the combination of direct impact of dollars actually produced, indirect impact of money spent due to the airport and its location, such as hotel use, and induced impact meaning that this money stays in the economy and is used over and over again in the county. Statistics from the Indiana Small Aircraft Transportation System estimate 18,000 aircraft land and take off from the airport.

Commissioner Kaufman stated that the commissioners had not seen a report from the airport in quite some time. Manager Couchman and President Mason stated that this information is available at every aviation board meeting and would be given to the commissioners.

A motion by Don Kaufman to approve the lease and authorize signing the lease at a later date, following approval by the DLGF, to approve the resolution as presented and approve the boards' selection of Hillard Lyons as underwriter for the project was seconded by Connie Miles and carried.

Aviation Board member Jim Mason thanked the commissioners for their continued interest and help with the airport.

Use of CEDIT funds shall begin in June of 2005 for listed projects.

Approved and adopted this 6th day of June 2005.

DeKalb County Commissioners

William C. Ort
William C. Ort, President
Connie R. Miles
Connie R. Miles
Don Kaufman
Don Kaufman

DeKalb County Council

Benjamin Smaltz
Benjamin Smaltz, President
Robert Wilder
Robert Wilder
David Yarde
David Yarde
Don VanWye
Don VanWye
Janet Ordway
Janet Ordway
Larry Moughler
Larry Moughler
Keith A. Crow
Keith A. Crow

Attest: Sharon G. Hayes
Sharon G. Hayes, Auditor

MATTER OF ZONING – HIGH’S BARBECUE LLC– COUNTY ROAD 427

Randy Sexton surveyor and planner for High’s Barbecue addressed the issues rising from the effort to move the business from Waterloo to Grant Township on County Road 427. The Highs have purchased property with a home and barn in an area zoned for commercial use. The home is currently being renovated as a preparation area for the barbecue services, which are performed on location of the events. The barn has been torn down and the Highs wish to build a storage facility to house supplies as well as equipment. A listing of the supplies was presented. Freezers and coolers will be outside the building, but under cover of a roof and not attached to the building. Although Mr. Sexton and the Highs feel this would be a class 2 accessory building, Zoning Administrator Sally Rowe stated that since the area is zoned commercially, the building must be constructed to commercial standards. The location permit was issued from the plan commission office for that purpose.

Building Inspector Carlos Whitaker feels that the building would not necessarily need to be of commercial nature because of the intended use. The owners feel the added financial burden of commercial construction is a hardship.

Sally referenced the county ordinance and Indiana Code for state approval of the structure, which the plan commission defines as commercial.

Carlos on the other hand maintains that the state approval is for buildings, which exceed 30,000 cubic feet.

A statement from the plan commission attorney affirms the zoning and that the building should be constructed under commercial guidelines.

Commissioner Ort stated that there are rules to be considered, and that he does not wish to deviate from the county master plan.

Ms. High contends that they did not understand why the building would need to be commercial, and that they were led to believe it was not a problem as the house was the portion considered commercial.

Sally read her letter to the realtor with regard to the 1.72 acres at County Road 427 in which she stated that the property was zoned CRB County Roadside Business, for commercial business. The letter included her recommendations.

Mr. Sexton read the email received from Joyce Schopp of the plan commission office, which included a request for description of the improvements planned, such as electrical and water service for the accessory building. Mr. Sexton felt that the use of the word accessory led them to believe it was not commercial. However an accessory building does not require the improvement mentioned in the email.

Commissioners Kaufman and Miles agreed that the commercial zoning must be observed and that the county must remain consistent with its enforcement of the ordinances.

MATTER OF CLOTHING ALLOWANCE – BUILDING DEPARTMENT

Building inspector Carlos Whitaker displayed hats and jackets he had purchased for himself and the assistant inspector. He expressed concerns that the auditor had refused to pay for the garments, and cited other county employees, namely the sheriff deputies, whose clothing was purchased with tax dollars.

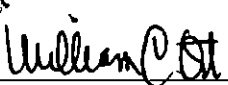
The commissioners explained that law enforcement officers are required to wear uniforms. The county is not responsible for clothing for other offices, and could not afford to pay for clothing for all employees, and although the jackets sported logos for the building department, they were not necessary to the performance of his duties.

PAYROLL

A motion by Don Kaufman to approve the payroll for the period ending June 2nd was seconded by Connie Miles and carried.

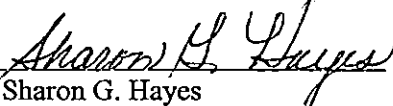
MATTER OF ADJOURNMENT

As there was no further business to come before the commissioners the meeting was adjourned.


William C. Ort


Connie R. Miles


Don Kaufman

ATTEST: 
Sharon G. Hayes