

DEKALB COUNTY COUNCIL MEETING

May 8, 2024

The following Council Members were present:

President David Yarde
Vice President William VanWye, arrived at 9:39
Member Richard Ring
Member Robert E. Krafft
Member Amy Demske, arrived at 9:03
Member Amy Prosser
Member Rick Collins

Others present: Auditor Susan Sleeper
Attorney Donald J Stuckey

Rick Collins opened the meeting with prayer at 9:00 a.m.

MATTER OF ALLIANCE INDUSTRIES UPDATE

Erin Potter, Director of Alliance Industries gave the Commissioners an update on what has been going on at Alliance Industries over the past year. Last year at this time Alliance was getting ready for their open house to their new space. Sales increased by 73% from 2022 to 2023. With the funding support from the County Alliance was able to do the following:

- ~Upgrade air compressor and the compressed air system
- ~Hired 12 new employees (5 being Sunny Meadows Residents: total of 9 Sunny Meadows Residents employed)
- ~Increase staff by 2 new supervisors plus an assistant executive director, along with the tools and technology to do their jobs more efficiently.

Erin expressed that all these incredible achievements could not have been possible without the Commissioners support. Erin is grateful to all for helping Alliance grow by leaps and bounds over this past year. Erin also invited everyone to stop by for a tour to see the progress that has been made over the last year and to see the exciting projects they are currently working on.

MATTER OF MINUTES

Rick Collins made a motion to amend the April 10, 2024, minutes. Amy Prosser seconded and all approved.

MATTER OF ADDITIONAL APPROPRIATIONS

Amy Demske made a motion to approve DCCCs' additional appropriation request of a total of \$1,245.83 with \$253.11 to account (Furniture & Fixtures), \$279.99 to account 44430 (Equipment), and \$712.73 to account (22730) Supplies within the Covid-IDOH Confinement Facility Fund (8907). Robert Krafft seconded and all approved.

MATTER OF TRANSFERS

Richard Ring made a motion to approve the Commissioners' transfer request of \$5,000 from Courthouse Security Services (31017) to Courthouse Security Supplies (21017) within the LIT Economic Development Fund (1112). Robert Krafft seconded and all approved.

Robert Krafft made a motion to approve the Auditors' transfer request of \$119,568 from Capital Outlay (44210) to Grant Match Dollars (34022) within the American Heritage Village TIF Fund (4502). Richard Ring seconded and all approved.

Richard Ring made a motion to approve the Commissioners' transfer request of \$543.00 from Highway Project Construction (35699) to Supplies (22720) and \$108,255 from Highway Project Construction (35699) to Computer Equipment (44420) within the American Rescue Plan Fund (8950). Robert Krafft seconded and all approved.

MATTER OF FINANCIAL REPORT BY FUND

The Council certified that they have received and reviewed the April 2024 Financial Report by Fund.

MATTER OF BENEFITS FOR ATTORNEYS-MARK OLIVERO

Mark Olivero reviewed the issue of providing benefits for the attorneys in his office, along with the Prosecuting Attorneys. He explained that (4) of his attorney's had left due to not having benefits. He also announced that he will have two attorneys leave by the end of the year. The Public Defender Board met and would like to request having the benefits offered to the attorneys. Mark would like to get the approval to move forward so he knows how to continue in the process. Robert Krafft explained when the job classification committee looked at it they struggled with calling them full time ethically and covered a few other options and seem to have landed at a contract employee. Richard Ring feels that if a contract employee is chosen that will be more work on him and HR to manage, not the Council. Richard Ring also asked what is happening for the current year and asked how this would be handled. Mark Olivero responded that he would come back at the end of the year with the issue. Richard Ring mentioned that it is possible the state will mandate wages like they do for Probation Officers currently.

Robert Krafft made a motion to allow Mark Olivero to include benefits in his budget for attorneys on contract in July. Richard Ring seconded and all approved.

MATTER OF 2024 SALARY & HOURLY WAGE ORDINANCE: 2024-OCC-3

Richard Ring made a motion to approve the 2024 Salary & Hourly Wage Ordinance: Ordinance 2024-OCC-3 by title only on the FIRST Reading. William VanWye seconded and all approved.

William VanWye made a motion to suspend the rules to pass the 2024 Salary & Hourly Wage Ordinance: 2024-OCC-3 on the 2nd and 3rd Readings. Richard Ring seconded and all approved.

William VanWye made a motion to approve the 2024 Salary & Hourly Wage Ordinance: Ordinance: 2024-OCC-3 by title only on the SECOND and THIRD Readings. Robert Krafft seconded and all approved.

MATTER OF BRAND DAIRY FARM REAL & PERSONAL PROPERTY TAX ABATEMENT

The Tax Abatement Committee met involving the requests below and gave a favorable recommendation to Full Council to grant a tax abatement. The score card for the REAL Property project came in at 29 that would allow for a 10-year abatement. The score card for PERSONAL Property came in at 18 that would allow for a 9-year abatement.

The REAL Property project is to build a 'free stall barn & milk house' (59,820 sq. ft.) and a 'flush barn with 3-stage lagoon' for a cost of \$3,865,000.

The PERSONAL Property project is to purchase Robotic Milkers (6), Sand Shooter (1), and payloador (1) for a total cost of \$1,720,000.

Richard Ring made a motion to have the Council Attorney prepare the Resolution for ERA. William VanWye seconded and all approved.

William VanWye is in favor of this abatement as this farmer is doing this project and staying in DeKalb County and not going elsewhere.

Richard Ring also shared that there are 20 employees at this facility and to keep operating David Brand will need the abatement.

MATTER OF PROJECT RED-API REAL PROPERTY TAX ABATEMENT

The Tax Abatement Committee met involving the request below and gave a favorable recommendation to the Full Council to grant a tax abatement. The score card came in at 14.5 (round up to 15) that would allow an 8-year abatement.

The REAL Property Project is to develop approximately 7 acres for new business operation headquarters including approximately 5,000 square foot of office and 14,000 square foot of storage and mechanics shop for business operations.

Richard Ring made a motion to have the Council Attorney prepare the Resolution for ERA. William VanWye seconded and motion passed (6,1) with Prosser voting against.

API Construction does not currently own the property they want to build on and the current owners would need to allow the area to be declared an ERA for the project to move forward with tax abatement.

API Construction is currently located in Noble County and wants to move into DeKalb County with 40 employees.

MATTER OF AIRPORT UPDATE

Randy Fox was not able to attend the meeting but send the briefing ahead of time.
Council and Commissioner Brief 5/1/2024

New Business

- The 2024 NAVAIDS Relocation Project is well underway. The contractor is working on conduit runs for the MALSR lighting and pouring the MALSR light pad stations. They have the majority of the light lane complete with asphalt going down in the coming week. Earthwork is 90% complete. The electricians are currently approximately 2 weeks behind. The FAA has added significant change orders and the contractor has made a couple of mistakes. They are currently working around the clock to try and get caught up.
- The Horsemen's Association stated that their goal is to have Meese Chapel moved before the snow flies in the fall.
- We will have a survey out to the community on the name change in the coming weeks.
- The changeover from AvGas to Jet-A at the fuel farm is complete and the FBO is dispensing Jet-A out of both tanks. This is a huge step for the Airport. We now have significant fuel capacity which not only allows us to better serve the customer but also better weather any ups and downs in the supply chain.
- The Board voted to update our corporate hangar construction policy. They increased the amount required to gain a year's worth of land lease by 30% and they removed the previous policy where we would construct the airside ramp and connecting taxiway. The cost of constructing the ramp and taxiway has simply become prohibitive for us to continue this practice.
- The Airport recently signed a new 20-year lease agreement to keep the high altitude ADS-B tower onsite.
- The 2025 Taxiway A Paving and Lighting Project will be out to bid in the coming weeks.
- Operations are significantly down this month again. We were closed more than half the month accepting operations on prior permission only. This tends to scare away the casual pilot and does not allow training flights for touch and go's, but it does allow those that need in and out to make their flights. It's tedious. We are very anxious to be done with this project.

Old Business

- None.

MATTER OF COUNCIL DISCUSSION

Council Meeting Start Time: A request was made to possibly go back to 8:30, but the consensus was to stay at 9:00 for the remainder of 2024.

Council State Called Meeting: Richard Ring announced the meeting will be held at the Renaissance Hotel in Indy on June 22 and the invitations will be sent out soon.

Misc: Discussion took place on a multitude of topics that are on the Council's radar.

Jail Chiller: William Hartman discussed the jail chiller issue. There have been many avenues looked at and one of the options is to replace and fix around \$34,000.

Courthouse Generator: The County is allowed to move forward with the cement slab and then will continue with the placement of the generator after the Variance is approved.

MATTER OF JOB CLASSIFICATION COMMITTEE MEETING

Classification Change:

The classification on the Soil & Water Director was discussed to be changed from PAT-C to EXE-A due the position being a department head who supervises three employees, creates the department budget just as all other department head does and also answers to a Board of Directors. The Job Classification Committee unanimously recommends to the full Council to change the classification to EXE-A.

Classification Study RFQs:

The RFQs were sent to six companies. Three companies either outright declined to quote or called to discuss the project before declining to quote. The (3) companies that returned quotes were discussed by the Job Classification Committee that returned the following amounts:

Gallagher: \$124,240

NFP: \$80,000

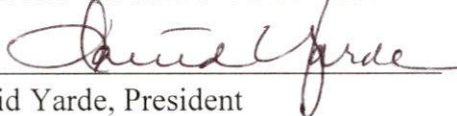
WIS: \$31,380 (\$59,880 starting from scratch)

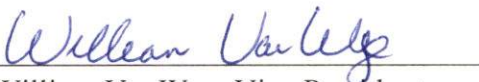
The Job Classification Committee unanimously decided NOT to recommend any of the vendors for this study but to have a discussion with Full Council regarding where the money would be better spent. The committee would like to see a benefits and compensation explanation sheet provided for every position.

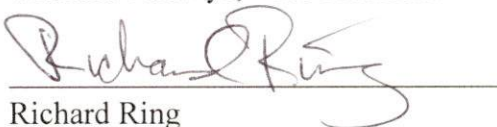
MATTER OF ADJOURNMENT

Rick Collins made a motion to adjourn at 10:53 a.m. Amy Prosser seconded and all approved.

DEKALB COUNTY COUNCIL:

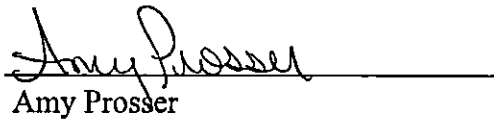

David Yarde, President


William VanWye, Vice President


Richard Ring


Robert E. Krafft


Amy Damske


Amy Prosser


Rick Collins

ATTEST:


Susan Sleeper
DeKalb County Auditor