

DEKALB COUNTY COMMISSIONERS' MEETING

July 29, 2024

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

Others Present: Auditor Susan Sleeper
Attorney Andrew Kruse

MATTER OF MAINTENANCE

Larry provided 2 quotes for the Sunny Meadows air conditioning. Auburn Heating & Air Conditioning quoted for \$26,550 and Gibson's Heating & Plumbing quoted for \$8,172. The Auburn Heating and Plumbing proposal includes air conditioning for the women's side, chapel, kitchen and dining room as well as a heater unit for the maintenance shop. Gibson's quote was ONLY for the women's side of Sunny Meadows in the amount of \$8,172, their price for all air conditioning needed was over \$43,000.

Todd Sanderson made a motion to approve the Auburn Heating & Air Conditioning quote for all air conditioning needed in Sunny Meadows and a heater for the maintenance shop in the amount of \$26,550 to be paid from ARPA Funds. Michael Watson seconded and all approved.

MATTER OF ANNEX BUILDING SECURITY

The Security issue at the Annex building was the discussion at the forefront. Michael Lapham explained that Commissioner Watson was able to arrange a meeting with IT and those in Annex on procedure and policy. One main issue is not having a walk-through after hours or after night meetings. Since the inception of the walkthroughs, it has been discovered that it can't be consistent as Michael Lapham cannot guarantee that he or his staff is not always the first in or last out. Michael has looked for an outside security company or agency to contract with to provide the walk-through security measures. Auditor Sleeper asked why the DeKalb Sheriff's Office wasn't providing the service, and the response was that would need to be discussed with the Sheriff. Todd Sanderson asked if Michael Lapham would be happy with paying the \$5,000 a year for the walk-throughs and he agrees that with walk-throughs, the card readers and any extra security measures like cameras are greatly appreciated.

Michael Watson made a motion to move forward with engaging with an outside agency to move forward with getting the contract and bring it back for final approval. Todd Sanderson seconded and all approved.

MATTER OF HUMAN RESOURCES

Dotty provided a listing of work comp. claims and noted that only 4 remain open at this time, and many of the incidents were 'report only' and result in \$0.00 being spent. The Safety Committee is formulating a plan to move and get rid of the old exercise equipment that remains in the building. Recruitment around the County was discussed, and it was announced that Sunny Meadows is fully staffed at this time.

MATTER OF DRAINAGE BOARD VARIANCE FOR AUBURN/WATERLOO TRAIL

The Drainage Board approved the Variance for Real Estate for Permanent Structure within Drain Right of Way at their meeting on July 25, 2024. The variance is for the construction of a 10-foot-wide non-motorized trail as a permanent structure in the right-of-way of the Eric Morris Tile Regulated Drain No. 416-00-0. The agreement is between the County Commissioners and the Auburn Waterloo Trail Committee.

Michael Watson made a motion to approve the variance to the Eric Morris Tile for the Auburn Waterloo trail to be constructed. Todd Sanderson seconded and all approved.

MATTER OF RESOLUTION 2024-R-6, DCC 32-3-2 | DEKALB COUNTY DEVELOPMENT SERVICES-BUILDING DEPARTMENT

Chris Gaumer provided the Resolution concerning the Building Department fees that was red lined with the changes previously discussed. Chris highlighted the changes in the document.

Todd Sanderson made a motion to approve Resolution 2024-R-6, DCC 32-3-2 on FIRST Reading. Michael Watson seconded and all approved.

Michael Watson made a motion to suspend the rules to pass Resolution 2024-R-6, DCC 32-3-2 on the 2nd and 3rd Readings, Todd Sanderson seconded and all approved.

Todd Sanderson made a motion to approve Resolution 2024-R-6, DCC 32-3-2 on the SECOND and THIRD Readings. Michael Watson seconded and all approved.

MATTER OF HIGHWAY

Info: API is starting on the CCMG project today on CR 29 and CR 46A, as well as CR 54 for Garrett's project. Specialties is starting today on CR 40 on a full depth reformation, CR 5 is complete from the millings moved by Brooks from ST RD8, new highway process is moving along now, Ben and Bill talked about an open house for new facility.

Hamilton Street Department: is requesting to purchase an old 'V-blade plow' from the County that is no longer used. Hamilton would like to sandblast and do a project with their school. The Commissioners are in favor of getting rid of the unused.

Todd Sanderson made a motion to sell an old V-blade unit to Hamilton for current Omni Source pricing. Michael Watson seconded and all approved.

Tire Change/Balance machine: Ben provided a quote from ARI hetra for the following items:
1) WS-12630 | Electro-Hydraulic Tire Changer; 3,086 lbs. Cap., 63" Diameter, 31" Width, 220V 3-Ph (8.5 amps) in the amount of \$14,966.56.
2) WS-12880 | Heavy-Duty Wheel Balancer -Red Digital Display- 110V 1-ph in the amount of \$11,390.09.

Todd Sanderson made a motion to approve the ARI hetra quote for the items described above for the total amount of \$26,356.65. Michael Watson seconded and all approved.

Ashley from IBMR: Emailed Ben about participating in a grant that will be coming out in the next few weeks for the Covered-Bridge Roof. This would extend the covenant we are currently under until 2030. Doing the new grant would extend until 2040. Discussion took place. Todd Sanderson would like Ben to reach out and ask if a metal roof that looks like a shake would be covered under the grant.

Discussion on Warranty of current Pole Barn at new property: Ben is asking the Commissioners what their wishes are on the warranty of the pole barn that had construction issues. Currently the warranty is for a one-year construction period through FCI, then the manufacturing warranty after. The issues were: trusses laying out in weather/rain for several months. Attorney Kruse will draft the verbiage of the extended warranty request for 5 years from date of occupancy.

CR 56 change order: Due to the county regulated drain in the road right-of-way, it was planned for 80ft and is now 160ft. The estimated initial numbers come in at \$125,000. INDOT agreed to share 80/20 in the cost, so the County portion will be \$25,000. Ben feels that there will probably be a few change orders that come with this project. If INDOT agrees to share 80/20 on any change orders, Ben is asking if the Commissioners are accepting of Ben approving and keeping the project moving?

Todd Sanderson made a motion to allow Ben to approve up to a \$50,000 cost to the County on change orders that come to him for the CR 56 project. Michael Watson seconded and all approved.

MATTER OF MULTI-HAZARD MITIGATION PLAN UPDATE

Jason Meek explained that he has an opportunity to update the Multi-Hazard Mitigation Plan via grant dollars, which is recommended to do every 5 years. The fee for the grant is \$20,304 and the County match would be in-kind contributions of which would be the hours/pay that is tracked and submitted.

Todd Sanderson made a motion to approve the contract with Christopher B. Burke Engineering, LLC. Michael Watson seconded and all approved.

MATTER OF 4921 CR 52 CHICKEN FARM

Scott Seiler and neighbors attended with some follow-up questions on the Chicken Farm. Scott handed out a document titled 'Schmucker Chicken Farm'. The topics of discussion listed on the document are not a comprehensive list of concerns but condensed out of respect for time constraints.

The topics include:

- ~Site Drainage/SWPPP 327 IAC 15-5
- ~General Questions about 327 IAC 15-16 & 40 CFR 122.23(c)
- ~Avian Influenza
- ~Well Water baseline testing
- ~Generator emissions and noise concerns
- ~This project does not bring tangible benefit to DeKalb County.

They would like to see some things put in place in the UDO to put some security/compliance measures in place. Scott would like to see the County Review the Land Use Document from the Indiana Land Resources Council when they update the County UDO. Smaltz's office has been out with an IDEM representative, and Johnson's office is looking into the issues as well. Todd Sanderson asked Mr. Seiler how he would handle disposal if his chickens got the bird flu and how he would handle his flock. He would have to kill them, and they would need to follow the directions of the Health Department.

Jeff Moore – farmed in the area and the runoff is called the Levi Rolland Ditch. His main question is that he just sold his land to his kids, and he is wanting to put a mobile home on his property, and he must go through all kinds of steps, but this Chicken Farm did not have to follow a bunch of steps.

William Hartman asked Chris on the UDO, Accessory Structure Standards (C) and the verbiage of an accessory structure being permitted but not prior to the erection of the principal building. Chris explained that it goes back to what is or isn't categorized in their permitting system and there isn't a category for this chicken farm situation and the staff had to put it under what was available in their system.

MATTER OF HOLIDAY LAKES TAX SALE LISTING | ROD RENKENBERGER

Rod Renkenberger explained that back in 2001, DeKalb County and the Maumee River Basin Commissions partnered with FEMA and Indiana Department of Homeland Security to mitigate flood damages in the Holiday Lakes Subdivision. In 2001, the Flood Mitigation Assistance Program Grant allowed the County to acquire, demolish and remove three structures from the Special Flood Hazard Area and return the lots to "open green space". Then, in January 2008 there was another grant written and approved that removed (6) more structures. FEMA grant money cannot be used to purchase bare ground, as they don't see it as mitigating any structures. The Maumee River Basin Commission would like to work with the Commissioners to get the 2 parcels going to the Tax Sale into the name of DeKalb County. The Commissioners agree that it makes sense to go through the process of getting the current 2 into the name of the County. Bill Hartman would also like to talk to Tony Frost about acquiring his property as well. Rod also believes he can talk with the Maumee River Basin Commission on cost share of the purchase.

Todd Sanderson made a motion to proceed to take title to the following parcels. Michael Watson seconded and all approved.

01-09-27-305-004 and 01-09-27-305-005

MATTER OF PAYROLL

Michael Watson made a motion to approve payroll for the period of June 30- July 13, 2024, that processed on July 26, 2024, and was pre-approved by Commissioner Watson. Todd Sanderson seconded, and all approved.

MATTER OF CLAIMS

Todd Sanderson made a motion to approve the Special Claims in the amount of \$4,846.54 consisting of warrant #'s 135455 thru 135458 and wire transfer #'s 29089 thru 29090 processed on July 18, 2024, as well as the General Claims in the amount of \$1,040,896.77 consisting of wire transfer #'s 29091 thru 29223 processed on July 22, 2024. Michael Watson seconded and all approved.

MATTER OF MINUTES

Todd Sanderson made the motion to approve the minutes dated July 1, 2024. Michael Watson seconded, and all approved.

MATTER OF OTHER DISCUSSION

Peterson Consulting Contract-Capital Asset Reporting:

Michael Watson made a motion to approve Peterson Consulting Services, Inc engagement for financial reporting of the fiscal year ending December 31, 2024, in the amount of \$3,750. Todd Sanderson seconded and all approved.

Proposed Holiday Schedule for 2025:

Todd Sanderson made a motion to approve the 2025 Holiday Schedule presented below.

Michael Watson seconded and all approved.

New Years Day, January 1, 2025

MLK, Jr. Day, January 20, 2025

Presidents Day, February 17, 2025

Good Friday, April 18, 2025

Memorial Day, May 26, 2025

Independence Day, July 4, 2025

Labor Day, September 1, 2025

**Fair Day, September 26, 2025 (in celebration of Columbus Day)*

Veterans Day, November 11, 2025

Thanksgiving, November 27 & 28, 2025

Christmas Day, December 25, 2025

Christmas Eve, December 26, 2025

Children's First Request Letter:

Todd Sanderson feels like the Commissioners set an amount every year and they should stick to it, as the other entities can request additional monies also. Unless there is an urgent crisis that

would be a different situation. Mike Watson agrees and if there is a consideration then a representative need to attend and explain the need.

Capital Improvement Plan Discussion (expires: 12/31/2024):

Discussion took place on the current plan expiring and that a new plan would need to be in place prior to year-end. Auditor Sleeper will provide revenue estimates and some values of projects/payments that are already set for the plan.

ARPA Plan Options:

The Commissioners are in favor of the options Auditor Sleeper provided and agree to move the monies around with claims that we have already paid for and be able to do the final ARPA reporting at year-end 2024.

Todd Sanderson made a motion to approve the following plan and for the Auditor to take the plan to the Council for their approval. Michael Watson seconded and all approved.

Remaining Highway Contingency money: \$232,151.10

Bridge #17: \$1,300,000

Jail Chiller & other needs: \$500,000

Health Insurance: \$1,407,149.32

Sand Strategies: \$21,000

CR 56 Grant Match: \$1,019,593.20

Sunny Meadows AC: \$26,550

Sunny Meadows Gutters:

Audit Fees

Remaining Balance to cover the Liability Insurance paid in 2024.

DART Quarter 2 Review and Invoice Approval:

Tracy Bell provided the Quarter 2 review of DeKalb County Council on Aging that included the following highlights:

~15 part time drivers currently employed

~Received federal funding for the 2025 minivans at 85%, with 15% match which is a 5% higher match than they have been in previous years

~Both minivan & transit has been delivered. Van is on the road, and still getting transit ready for service

~Selling minivan from 5310 funding on Wednesday, July 31st for \$4,000 to a family in town that is in need for wheelchair capability for their dad

~Annual passenger trips: 2022: 18,119 2023: 17,024 2024: 9,367 (currently)

Todd Sanderson made a motion to approve the DART Invoice for Quarter 2 in the amount of \$101,846. Michael Watson seconded and all approved.

Vantage Point Consulting Agreement:

Todd Sanderson made a motion to approve the Health Department to move forward with the Vantage Point Consulting Agreement. Michael Watson seconded and all approved.

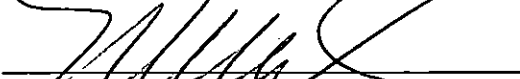
City of Butler Re-assignment: Todd Sanderson will call Mayor Hartman and discuss what the agreement would look like when the City sells the parcel to the neighbor who has been taking care of the property once the County reassigns the Tax Sale Certificate to the City.

RE: 23-07-11-278-025

Courthouse Trees: Bill Hartman brought a map of the Courthouse lawn and marked the trees that need to come down due to the wind event from July 16, 2024. Bill and Larry walked the lawn and reviewed the current trees on the courthouse lawn and which ones needed to be removed and then which would be replaced. Bill has an individual that would donate the 5 trees that would go back in that would be about 15 ft tall, 3 inch around. Larry is getting quotes on the removal of the trees. The trees will be donated, and Bill will dig the holes to put them in and get volunteers to help place them.

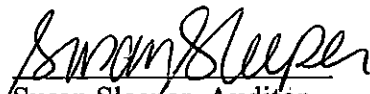
ACRES Trust @ old Greenhurst: Todd Sanderson asked if there was anything that can be done with ACRES that has purchased the land, but it is not kept, it has very high grass and weeds. The view doesn't fit the landscape and looks bad.


William L. Hartman – President


Michael Watson – Vice President


Todd Sanderson – Vice President

Attest:


Susan Sleeper, Auditor