

DEKALB COUNTY COMMISSIONERS' MEETING

December 30, 2024

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

Others Present: Auditor Susan Sleeper
Attorney Andrew Kruse

MATTER OF HUMAN RESOURCES

Dotty handed out the Indiana ADA Coordinator's 2025-2026 Scholarship Application that is available. Morgan Hinsey discussed openings available around the County departments. Morgan gave praise to Olivia in IT who has helped HR tremendously and they are very appreciative. Dotty announced there are several end of year terminations that are taking place and wanted to remind department heads to complete the appropriate paperwork. HR is also working on retention within their office on documents that can be discarded. Dotty also announced that since the County had been locked in on dental plan prices for two years and this is the year that changes can be made so she has been looking into different plans. Next, Dotty asked what the plan was for the Annex building security, and Auditor Sleeper let everyone know that Sheriff Thomas had sent an email saying

MATTER OF COURTHOUSE GENERATOR

Councilman Ring began at the podium announcing that he had been approached by an anonymous donor that wanted to provide the proper screening to put around the generator. Larry submitted a picture of the plan, that is being proposed that includes moving the sidewalk out and placing walls around the generator that will resemble the courthouse. Auditor Sleeper will have to set up a donation fund for the full donation of the estimated price of \$109,311.40.

Michael Watson made a motion to accept the donation and proceed with the project as presented. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF CODE COMPLIANCE-JHACE SLEEPER

Albright Family Partnership located at 3593 CR 427: Jhace provided a report that documented the dates of when he visited the property, sent notice letters to the property and provided pictures from the beginning and as of 12/30/2024 showing that no progress has been made on the property.

Frank Albright, residing at 1489 W 700 S, Ashley attended on the property in question located at 3593 CR 427, Auburn saying that is his business property where they fabricate steel, and he is stating they have been very busy building in Fort Wayne. Mr. Albright feels they have cleaned up what has been complained about but has never had a complaint until the new trail has come

through. There is a motorhome that has been sold for over 5 years ago and he has told the buyer that it must be moved by this coming Friday or Mr. Albright will move it himself. Mr. Albright also said his crane has been complained about, but it is something they use for operations. Mr. Albright stated he never received any of the letters or saw them posted, although a neighbor contacted him and let him know a notice was posted on the front door of his business.

Mike Watson asked if the use of the property that Mr. Albright is doing was acceptable according to zoning. Chris explained that this particular property happens to fall in the Auburn ETJ, but that it could be classified as legal non-conforming.

The Commissioners told Mr. Albright to meet with Jhace in the rotunda after the meeting and set up a time to meet on the property so he can be shown what needs to be cleaned up. Mr. Sleeper is to perform weekly checks and provide a progress report to the Commissioners every 2 weeks.

James Burnett located at 5046 CR 45: Jhace reported that Mr. Burnett had contacted him about being in compliance at the property. Mr. Sleeper inspected the property and took pictures on 12/29/2024 to verify and the property has been mowed, and old vehicles moved, therefore no further action is needed at this time.

MATTER OF RESOLUTION 2024-R-12: UDO-96 UDO AMENDMENT

The DeKalb County Plan Commission held a public hearing on November 20, 2024, on the proposed textual amendments to Article 11: Definitions: Home Based Business, Article 5: Development Standards: Home Based Business, and various other minor revisions necessary to make these amendments such as page numbers, sections numbers, etc. The DeKalb County Plan Commission sent a *favorable* recommendation for the textual amendments to the UDO to the DeKalb County Board of Commissioners. Discussion took place.

Michael Watson made a motion to approve Resolution 2024-R-12, UDO-96; A Resolution amending the UDO as described above. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF RESOLUTION 2024-R-13: UDO-97 UDO AMENDMENT

The DeKalb County Plan Commission held a public hearing on November 20, 2024, on the proposed textual amendments to Article 11: Definitions: Short Term Rental, Article 2: Zoning Districts: Home Based Business, Article 5: Development Standards: Short Term Rental and various other minor revisions necessary to make these amendments such as page numbers, sections numbers, etc. The DeKalb County Plan Commission sent a *favorable* recommendation for the textual amendments to the UDO to the DeKalb County Board of Commissioners. Discussion took place.

Todd Sanderson made a motion to approve Resolution 2024-R-13, UDO-97; A Resolution amending the UDO as described above. Michael Watson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF HIGHWAY

2025 Material Bid Award

Ben Parker presented the results of the annual materials and supplies bids that were opened on December 16, 2024. This year not all bids were submitted with item #8 Hourly Rates-Professional Services.

Michael Watson motioned to accept all bids, except #8 Hourly Rates for Professional Services that will be re-bid as presented for 2025. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

2025 Professional Services Re-bid

Michael Watson made a motion to authorize and sign the Notice to Bidders, to re-bid item #8 to be opened on January 25, 2025, at 10:30. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

Misc: Ben is proceeding with covered bridge roof; he is finishing the 2025 CCMG docs to get sent out for bid and closed with thanking Michael Watson and Todd Sanderson for all of their time and service.

MATTER OF PAYROLL

Michael Watson made a motion to approve payroll for the period Dec. 1-14, 2024, that processed on December 27, 2024, and was pre-approved by Commissioner Hartman. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF CLAIMS

Todd Sanderson made a motion to approve the Special Claim run processed on December 16th in amount of \$2,310.75 consisting of warrant #'s 135700 and General Claims processed on December 23rd in the amount of \$1,045,112.19 consisting of warrant #'s 135717 thru 135738 and wire transfer #'s 30752 thru 30914. Michael Watson 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 December 16, 2024. Michael Watson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

MATTER OF OTHER DISCUSSION

SRO Agreement with DeKalb Central: This agreement is for the 2024-2025 and 2025-2026 School Year, with a successor agreement to be reached no later than June 30, 2026. The Agreement had been presented to the Commissioners prior, but the Auditor had requested some verbiage changes to the document that has now been made and is ready for approval.

Todd Sanderson made a motion to approve the for the President to sign the 2024-2025 and 2025-2026 School years SRO agreement with DeKalb Central Schools. Michael Watson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

2025 Public Official Bonds:

Michael Watson made a motion to approve the 2025 Public Official Bonds as follows: blanket bond for all County employees (\$5,000 each), Clerk Dana Hedrick (\$120,000), Coroner Jennie Short (\$15,000), Auditor Susan Sleeper (\$30,000), Treasurer Joni Humbarger (\$300,000), Recorder Leta Hullinger (\$15,000), and Sheriff Brady Thomas (\$30,000), and for all three to sign. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

SRI Agreement Addendum to hold Certificate Sale: DeKalb County had not had a Certificate Sale since the 2021 Tax Sale and will hold one March 11, 2025, on the unsold parcels remaining from the 2024 Certified Tax Sale.

Michael Watson made a motion to approve the SRI Addendum and for all to sign. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

Resolution 2024-R-15: Establishing the Intent to Conduct a Commissioners' Sale:

Michael Watson made a motion to approve the Resolution 2024-R-15: Establishing the Intent to Conduct a Commissioners' Sale to sell Tax Sale Certificates for properties that are severely delinquent in payment of Property Taxes and for all to sign. Todd Sanderson seconded, and motion passed (3,0).

Sanderson: aye

Watson: aye

Hartman: aye

ARPA Funds Update:


Auditor Sleeper gave an update on all the projects that the ARPA dollars paid for and what projects would be funded from other funds in order to close out the ARPA fund as of 12/31/2024.

Development Services Update: Chris announced that his office is 15-20% over permits, completed more textual amendments this year than in the past and thanked the Plan Commission for meeting. Chris also said the comprehensive plan rewrite will be a big project and although Michael Watson and Todd Sanderson are exiting as Commissioners, he hopes they will continue to help in the comprehensive rewrite.

Sheriff Water Softener: Bill Hartman said he is waiting on a quote from Metttert's to rebuild parts of the softener that will be much more cost effective.

Andrew Provines: Just wanted to thank all the Commissioners, Attorney, Auditor and First Deputy for everything over the year.

Thank you from Bill: Bill thanked both Mike and Todd for all their hard work over the last 4 years and he feels they have accomplished a lot. Mike and Todd feel the same and although they did not agree on everything, they still accomplished and agreed on a lot more.


William L. Hartman – President


James Miller – Vice President


Kellen Dooley – Vice President

Attest:


Susan Sleeper, Auditor