

DEKALB COUNTY COMMISSIONERS' MEETING

March 3, 2025

Commissioners Present: President William L Hartman
Vice President James Miller
Vice President Kellen Dooley

Others Present: Auditor Susan Sleeper
Attorney Andrew Kruse

President Hartman began the meeting with a moment of silence in the passing of Commissioner Michael Watson on March 2, 2025.

Hartman said that although they had their differences there was never a more hard working Commissioner than Mike and if he had a question Mike always had the answer. His heart and passion were for Government work.

Commissioner Miller said that Mike was a true servant and commented on how hard of a worker he was and will be missed as his mentor

Commissioner Dooley agreed even though they also had their differences that Mike was the hardest working Commissioner in government.

MATTER OF HUMAN RESOURCES

Morgan Hinsey began covering recruitment openings around the County Departments. Dotty Miller discussed retirements and transitions around the County. Dotty reminded everyone of the Department Heads meeting on Wednesday, March 5th. Morgan discussed the upcoming wellness event on March 28th and how logistics will be handled.

OSHA FORM 300

James Miller made a motion to allow the president to sign the OSHA Form 300. Kellen Dooley seconded and all approved.

MATTER OF BROWNFIELD GRANT RFP ACCEPTANCE

Chris Gaumer and Anton King provided a brief synopsis on the project and agreement. The primary purpose is for the assessment process of Brownfields, but it is also possible to be used for remediation.

Kellen Dooley made a motion to accept BCA Environmentalist Consultants contract for Professional Services for the term of March 3, 2025, to September 30, 2028, in the amount of \$496,650. James Miller seconded and all approved.

MATTER OF 2025 FEE FOR SERVICE AGREEMENT | DCEDP

Anton King presented to the Commissioners the 2025 Fee for Service Agreement with the following scope of services and remains at \$105,000.

- 1) Business Development Services
- 2) Community Development
- 3) Marketing
- 4) Data Utilization and Dissemination
- 5) Community Planning
- 6) Utilize and Participate in Northeast Regional Partnership
- 7) Communication

Commissioner Miller and Dooley have both met Anton and are both satisfied with the services provided by the DeKalb County Economic Development Partnership. Anton asked the County to provide some guidance on what they would like the partnership to work on. Kellen Dooley would like to see most if not all brownfields be through phase 1 by the end of year in the municipalities of the County and to see some growth at the airport.

James Miller made a motion to approve the 2025 Fee for Service Agreement with DeKalb County Economic Development Partnership, Inc, in the amount of \$105,000. Kellen Dooley seconded and all approved.

MATTER OF DEVELOPMENT SERVICE OFFICE REMODEL

Commissioner Hartman met with Leatherman Construction on plans for a new build proposed for the Development Service and VA offices. The Commissioners reviewed the plans and then went into public discussion. Hartman explained that a remodel of the Development Services has been discussed for a while and is needed due to space and possible fire hazards due to the electrical system in the current building. Hartman has switched to a new building because the layout of the existing building is inefficient, but will require the offices to be moved into a temporary location and not sure on the cost of what that would be.

Proposed options come in at: Remodel: \$600K or New: \$1.4M.

Richard Ring, as liaison to the Commissioners, is suggesting this topic be brought to the County Council to get their feelings on such a project at their next meeting. In 2024, it was discussed to make a comprehensive plan for the County as there are other needs in county departments, with the Jail remaining the highest priority. Hartman's plan was to bring it the Council next week and will be suggesting that this be paid for out of pocket as there was a large amount of money made in interest in 2024. Ring's opinion is that until the legislature decision is made that no projects should be decided on at this time. Hartman would like to remind everyone that he made a comment to not grant any further abatements until legislation has been decided, but the Council went ahead and granted the abatement.

Miller is impartial to the agreement with Ring, as his number 1 priority must be the Jail build. He does not have anything against making improvements and feels that we should be consolidating our buildings instead of adding more. Miller also mentioned possibly needing another generator.

Dooley feels they should wait to see what decision is made on property taxes in the legislative session and until we can see what the income situation is he does not want to decide on new projects of this magnitude.

Hartman reminded everyone there is a 30-day time frame on the proposal so they may run past that and as for the generator there would not need to be another one added as these departments could be down for a few days without much effect on the citizens. Ring reminded Hartman that a gravel parking lot in the city may not be allowed and would be an additional cost. Attorney Kruse reminded everyone that with the dollar amount of this project a formal bid process would need to be done. Miller is in favor of doing the bid process and feels that it is good use of taxpayers' dollars. Dooley confirmed that the Community Corrections bond cannot be paid off early and Ring explained that the Correctional Facility tax rate is time limited with the version that we entered as we were one of the first to use this type of tax.

Hartman spoke with the Butler City Mayor and said they used a BOT process with their recent build and saved substantial money and would use a BOT for the next project as well. Hartman plans to use a BOT process and bid on this project.

Dooley is still most concerned about the legislation's decision and would like to know more about the comprehensive plan that Rick Ring mentioned. Hartman feels the legislation has some doom and gloom and the outcome will not be as bad.

MATTER OF CITY OF BUTLER PERMITS-ANDREW PROVINES

Andrew Provines attending on behalf of the City of Butler. He has talked with Chris Gaumer and briefly with Attorney Kruse on the possibility of utilizing the County permit software (SmartGov) for Butler's permits. In the current system that is used, he can't attach the Butler Improvement Location Permit with the County Building Permits. Andrew is asking for permission to pursue this with Chris Gaumer and Attorney Kruse. Provines feels with there already being an inter-local agreement between the County and the City of Butler this would be an addition. Gaumer explained how the process would work and said it would be easier for the two entities to work together and better for the citizens as they would not have to drive back and forth between the locations. This would help with the cost to the City of Butler and would save the County money by the City of Butler paying for a portion of the county fee of the permitting software. Attorney Kruse reviewed the inter-local agreement and feels this would be acceptable. Miller asked Gaumer for the process that Garrett uses, and it was explained.

Kellen Dooley made a motion for Andrew Provines to work with Chris Gaumer and Attorney Kruse in the process. James Miller seconded and all approved.

MATTER OF HIGHWAY

API Performance and Payment Bond for 2024-2 CCMG Road Resurfacing Projects:

Kellen Dooley made a motion to approve the bonds as presented in the amount of \$1,736,931. James Miller seconded and all approved.

Bridge #75: There were some costs left out of the scope due to the style of bridge or possible small structure and not another bridge, but the hydraulics would not support that, they are proposing a 3-beam bridge as they say it will keep the cost down and be a strong bridge.

The Engineer's estimate is just over \$700,000, and they are requesting the hourly not to exceed the amount to be \$43,500 in addition to the already approved \$94,075 not to exceed amount. The additional amount is for design services and will only be used for necessary services to complete design plans.

James Miller made a motion for Ben Parker to move forward with the amendment from BF&S for the Final Design and Plans not to exceed the amount of \$43,500. Kellen Dooley seconded and all approved.

Covered Bridge: Ben Parker is working on the bid specifications for the Covered Bridge roof internally, as this will save some money for the County. He has currently sent the first draft to Attorney Kruse to review, but Ben wants to know if the Commissioners would like to require a bond for the project. Hartman feels that a bond should be included, Miller and Dooley agree. Ben contacted the DNR about the scope of work to be done with the roof. He also asked to be able to install fascia on the bridge. The DNR responded that they understand why we want it, but it does not fit with the historic part of the bridge, and none has ever been on the bridge, so they said we could not install fascia on the bridge as part of the project. The Commissioners asked Ben to send A letter to the DNR on their behalf requesting the fascia be placed on the bridge since that would help increase the longevity of the roof rafters.

CR40/SR1 intersection: Commissioner Dooley has been asked when the intersection would be worked on with the proposed updates, and Ben Parker is not aware of a start date from INDOT at this time. Lynn Reinhart emailed Dooley to say that INDOT had painted the white lines for the new sign installation on SR 1.

MATTER OF ESTABLISHING PRECINCT BOUNDARIES DUE TO CITY OF AUBURN ANNEXATIONS

Clerk Dana Hedrick explained the need to update the precinct boundaries and explained that the Commissioners needed to vote on the orders.

James Miller made a motion to approve and for all to sign the following precinct orders due to Annexations into the city of Auburn:

- 1) from Union 9 to Union 11 (18-06-34-100-019, 18-06-34-100-017, 18-06-34-100-015, 18-06-34-100-004, 18-06-33-200-007)
- 2) from Union 9 to Union 11 (18-06-33-126-006)
- 3) Parkview Health West from Keyser 5 to Keyser 6 (07-05-25-400-001, 18-06-30-301-006, 07-05-25-300-002, 07-05-25-400-002)

Kellen Dooley seconded and all approved.

MATTER OF ALLIANCE INDUSTRIES: ERIN POTTER

Erin Potter wanted to say "thank you" to the Commissioners support to Alliance Industries and the support is greatly appreciated.

MATTER OF PAYROLL

Kellen Dooley made a motion to approve payroll for the period of February 9-22, 2025, that will be processed on March 7, 2025. James Miller seconded, and all approved.

MATTER OF CLAIMS

James Miller made a motion to approve General Claims processed on March 3rd, 2025, the amount of \$495,719.40 consisting of warrant #'s 135858 thru 135886 and wire transfer #'s 31518 thru 31642. Kellen Dooley seconded, and all approved.

MATTER OF MINUTES

James Miller made a motion to approve the minutes dated February 18th and 24th, 2025. Kellen Dooley seconded, and all approved.

MATTER OF OTHER DISCUSSION

Purdue-Extension Annual Service Agreement & MOU: In exchange for \$132,680 from DeKalb County to Purdue, Purdue Extension will provide Extension services through the DeKalb County Extension Office, including three county educators. The staff will provide local extension services in the following program areas: 4-H youth development, agriculture and natural resources and health and human sciences.

Kellen Dooley made a motion to approve the 2025 annual service agreement and MOU between Purdue University and DeKalb County in the amount of \$132,680. James Miller seconded and all approved.

DCCC Pharmacy Agreement Addendum: DCCC has been in contract with Genoa Pharmacy since July 31, 2023, and both DCCC and Genoa would like to add the following:

- 1) To Allow Access to instant messaging through Microsoft TEAMS for communication regarding the Covered individuals.
- 2) To document their respective responsibilities regarding the safekeeping of protected health information for the covered individuals.

James Miller made a motion to approve the addendum to the pharmacy agreement as described above. Kellen Dooley seconded and all approved.

DCCC Johnson Controls Service Agreement: Johnson Controls services extinguishers, sprinkler systems, backflow systems, emergency exit light system and simplex 4100ES Fire alarm panel.

Kellen Dooley made a motion to approve the 1-year service agreement in the amount of \$1,870 for the term of April 1, 2025, to March 31, 2026. James Miller seconded and all approved.

DART Certification of Pass-through Entity: DART transit agency recently was given the option to act as their own Grant Applicant, and Direct Recipient of Section 5311/5339 Federal Transit Funds within the CY 2026 Grant Application. DART would like to continue with the current pass-through agreement with the County Commissioners and understand that the County will continue to act as Grant Applicant within the upcoming CY2026 Grant Application.

James Miller made a motion to continue with the current process of the County being the pass-through agency for the DART Federal Grant Award. Kellen Dooley seconded and all approved.

Sunny Meadows January 2025 Combined Report:

James Miller made a motion to accept the January 2025 Combined Report for Sunny Meadows. Kellen Dooley seconded and all approved.

Wood-Land-Lakes Trust: President Mike Yoder sent a letter explaining the restructuring that has occurred been done with the Board of the Trust. The Wood-Land-Lake Resource and Conservation Development was created in 1994 by the 6 counties in northeast Indiana and established a partnership between USDA, County Commissioners, and SWCDs. The primary funding for staff was provided by the USDA, and each County contributed a nominal annual contribution of \$500. In 2024 the bylaws were amended to better reflect the existing activity of the RC&D. All Council positions are at-large, and they provide for limited representation for counties outside the region. One County Commissioner from each of the 6 counties may be appointed to the Wood-Lake-Land Council, or a representative may be appointed. If the County Commissioners would like to remain active in the organization, Mr. Yoder would like to be notified.

James Miller made a motion to appoint Kellen Dooley as the Commissioner representative to the Wood-Land-Lake Council. William Hartman seconded and all approved.

Board of Health Certificate of Appointment:

James Miller made a motion to approve Janis Arrington as the Commissioner appointment to the Board of Health for the term of February 14, 2024, and ending December 31, 2027. Kellen Dooley seconded and all approved.

Comprehensive Plan Focus Groups: Chris Gaumer provided information on the following Focus Groups for the Comprehensive Plan with the following topics and dates.

March 6, 2025 @ JAM center in Garrett from 9am-4pm
Agribusiness
Transportation,
Infrastructure & Utilities
Housing

April 3 @ Butler Town Hall Community Room-2nd Floor from 9am-4pm
Philanthropic Groups
Youth
Quality of Life/Place
Land Use

Also, on both of the dates above there will be public workshops/open house for the first public engagement exercise from 5pm-7pm.

Travel Policy Discussion:

This topic will be tabled until the next meeting.

JRAC Commissioner Representative:

Kellen Dooley made a motion to appoint William Hartman as the Commissioner representative for the Justice Reinvestment Act Council. James Miller seconded and all approved.

Baymont: There have been 6 of the 9 payments made, but they have not been paying the penalty fees.

Clarification was made that Country Inn & Suits is a separate issue but still dealing with Ganesh.

CR 65: There has been a question on a certain part of CR 65 on whether the County owns it or if it was vacated, etc. Ben Parker has gone back through records and nothing shows that this was ever owned. Attorney Kruse reviewed and as far as he can see the County has nothing to do with it, therefore the County does not need to maintain it nor should it do anything with the area.

Complaint Form: Kellen provided a draft of a simple form that he will work on with Baysah for the public to use. Miller would like the 'signature requirement to be removed'.

Kellen Dooley made a motion to approve the form as amended. James Miller seconded and all approved.

EXECUTIVE SESSION as noticed.

The Commissioners met in the Executive Session as noticed beginning at 11:15 a.m., in accordance with IC 5-14-1.5-6.1(b)(9). There were no decisions made, and no other matters discussed. The Executive Session concluded at 12:14 p.m.

Regular meeting reconvened at 12:15 p.m...

MATTER OF SUNNY MEADOWS COMMITTEE

Kellen Dooley motion to put together a committee for Sunny Meadows to review the plan for the outcome of the County Home. James Miller seconded and all approved.

MATTER OF COMMISSIONER REPRESENTATIVE ON SUNNY MEADOWS COMMITTEE

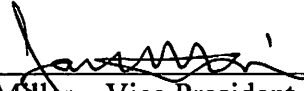
James Miller made a motion to appoint Kellen Dooley to the Sunny Meadows committee as the Commissioner Representative. William Hartman seconded and all approved.

MATTER OF SUNNY MEADOWS FINANCIAL TRANSACTIONS

Kellen Dooley made a motion that all financial transactions that have to do with Sunny Meadows have to be approved by the Auditor. James Miller seconded and all approved.



William L. Hartman – President

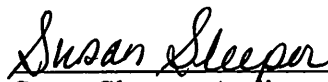


James Miller – Vice President



Kellen Dooley – Vice President

Attest:

 (jmw)
Susan Sleeper, Auditor