

DEKALB COUNTY COMMISSIONERS' MEETING

April 28, 2025

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

Others Present: Auditor Susan Sleeper
Attorney Andrew Kruse

MATTER OF HUMAN RESOURCES

Morgan discussed a few recruitment openings within DeKalb County. Dotty provided the IPEP worker's comp. claims that were provided in the Safety Meeting. One of the claims was a dog bite, and Commissioner Hartman asked if the homeowner is responsible for any of the cost dealing with the bite. Dotty explained that IPEP does go after the homeowner's insurance to get some costs covered. Dotty explained that our mod rate is 1.9 and high, which is bad, but we are expected to have a 0.8 mod rate as prior years come off the calculation. Dotty explained it is time to renew CPR training, and the cost would be \$25 for the training/cards and the safety committee would like to send out information to get an idea on the number of employees that need to be re-certified and anyone that would like to get certified for the first time. The Health Dept. is getting all new AEDs for the County and will be taking over the maintenance of the devices.

Kellen Dooley made a motion to approve the Safety Committee to move forward with the \$25 cost per person for CPR Training. James Miller seconded and all approved.

There will be fire extinguisher training at the new highway department for those employees that are interested. Dotty discussed handicap parking at fair time and the use of the annex employee parking lot, and the Commissioners have reached out to the fair board in the past to ensure that employees with a parking pass will be allowed to park in the grassy area to the east of the annex parking lot. Dotty also discussed possible signage during the Friday of ACD weekend.

Kellen Dooley made a motion to have HR take over the hiring and HR duties for Sunny Meadows after their director leaves. James Miller seconded and all approved.

MATTER OF PERMITTING SOFTWARE: CHRIS GAUMER

The permitting software company changed to Granicus and the agreement has been reviewed by the County Attorney.

Kellen Dooley made a motion to approve the Granicus contract for the following price rates. James Miller seconded and all approved.

\$15,542.98 for 2025

\$16,631.00 for 2026

\$17,795.17 for 2027

Commissioner Miller asked if the permit rates would increase as a 'cost of doing business' and Chris Gaumer explained that late in 2024 the Commissioners increased the permit fees and the Plan Commission has the ability to set rates for the improvement location permits and application fees.

MATTER OF DART 1ST QUARTER 2025 INVOICE AND REVIEW

Kimberly Teegarden presented the 1st Quarter review including the following:

- ~14 drivers employed currently (2 full time, 12 part time)
- ~Kimberly provided a letter of support for Budget year 2026
- ~All of their fleet has new radios that were purchased and installed by J&K Communications
- ~Sold Van #16 on 4/10/2025 for \$4,000
- ~Began grant process for the 2026 application year for 5311, which is due on May 16, 2025.
- ~ Passenger trips for Quarter 1 came in at a total of \$3,251 compared to quarter 1 of 2024 in the amount of \$3,965.

James Miller motioned to approve the 1st Quarter 2025 INDOT Operating Invoice in the amount of \$111,117 (\$52,830 Federal 2024 dollars, \$21,248 Federal 2025 dollars, \$37,039 State 2025 dollars) and the Capital INDOT Invoice in the amount of \$60,350 (all Federal 2025 dollars). Kellen Dooley seconded and all approved.

MATTER OF DART FY2026 GRANT SUBMISSION: RESOLUTION 2025-R-5

Kellen Dooley made a motion to approve and the president and County Attorney to sign the following documents for the 2026 DART Grant submission due on May 16, 2025, contingent on the approval by the DeKalb County Council on Aging Board at their May 14th meeting.

- Certification of Use and Project Equipment and Facilities
- Categorical Exclusion Classification of Capital Projects Checklist
- Authorizing **Resolution 2025-R-5**: authorizing the filing of FY2026 application for a grant under Section 5331/5339 of Federal Transit Act.
- Special Section 5333 (b) Warranty List of Public Transportation Providers & Labor Unions
- Section 5311/5339 Pass-through Agreement

James Miller seconded and all approved.

MATTER OF HIGHWAY

Covered Bridge Roof Project:

Ben provided the bid tab sheet for those that submitted bids, there was only one out of the four submissions that completed the bid specifications as stipulated.

Kellen Dooley made a motion to award R.G. Zachrich the covered bridge roof project in the amount of \$186,356.50. James Miller seconded and all approved.

CR 56 INDOT Contract Amendment #2:

Ben explained the extension of the Contract is due to grading and seeding that needs finished, but the main reason is asphalt issues in the peat area. There is a plan for repair for this spring/early summer.

James Miller made a motion to allow the president to sign the docusign agreement for the INDOT, Contract #72448 to extend the term to July 2026. Kellen Dooley seconded and all approved.

Auburn Drive (from Auburn Corporate Limits to SR 8)

James Miller motioned to accept the API bid as presented for the 2024-2-CCMG Road Resurfacing Project in the amount of \$220,305. Kellen Dooley seconded and all approved.

MATTER OF INSURANCE TRUSTEES: INSURANCE RENEWAL

Kyle Pearson and Michel Shuherk gave an overview of the history of liability for DeKalb County. They sent everything out to the market and Travelers came back with the most competitive rate and it suggested to remain with Travelers for renewal. Kyle went through the renewal packet explaining the values. DeKalb County has a \$10,000 deductible and Kyle said that it is a very manageable value. Kyle did ask about a higher deductible to save in premium and it only came back with a few % difference. It was noted that the new highway building was added in the middle of 2024 which will also affect the bottom line. Further discussion took place on the document. There was a 12% increase this year, that included adding the new highway building. Had things stayed the same from last year with no changes the increase would be closer to 6%.

James Miller made a motion to approve the Liability Insurance Renewal in the amount of \$533,771 for policy period 2025-2026 through Travelers Insurance, this includes coverage for Sunny Meadows through Hamilton and Miller. Kellen Dooley seconded and all approved.

MATTER OF SEPTIC SYSTEM AT 4585 COUNTY ROAD 60, AUBURN

Jesse Zehr 4453 CR 60, Auburn

William Hartman explained that Mr. Zehr purchased property that had 2 pieces of land that had to be purchased together with the intent from Mr. Zehr that he would sell the piece of the land that he didn't need. When he purchased the property that he did not know there was a septic issue.

Sandy Ginn with Encore Sotheby's, representing the seller during the purchase explained that when the septic was looked into, they found a form that was signed by a deceased County employee for a septic system permit but had not been recorded. She explained they are asking for help to put a process in place to have the paperwork that had been completed by the health department to make the property sellable. Sandy is saying the issue at hand would take a financial hit as it would most likely limit the pool of buyers.

Attorney Kruse explained his research and feels the alleged mistake happened 10 years ago and was not a current error. Kellen Dooley feels the issue is that it appears the county received money for a permit and didn't follow through with inspection of septic. Cathy Manuel from the health department explained the certification and soil testing would be around 2-3 thousand dollars. The goal is to get a certification that the septic exists. James Miller feels it is the

purchaser's responsibility to be sure the everything is documented correctly when purchasing a property. Further discussion took place.

James Miller made a motion to split the cost 50/50 for the certification and soil testing with the County's cost not to exceed \$2,000. Kellen Dooley seconded and all approved.

MATTER OF 6064 COUNTY ROAD 55

Property owners are aware they are discharging sewage, and the County has been back and forth with the owner with Attorney Kruse sending a letter with a 10-day timeframe to send back a plan. The owner did have a plan and obtained a permit for a holding tank, which is legal to do but not a long-term possibility, however nothing has been implemented with the holding tank plan.

Kellen Dooley asked Cathy Manuel how long the septic issue had been going on and she responded with 'around 2 years.

James Miller motioned to immediately enforce the \$2500 per day fee from April 29th going forward until there is no discharge of sewage inspected/confirmed by the Health Department. Kellen Dooley seconded and all approved.

MATTER OF SEPTIC ORDINANCE CHANGES

Cathy Manuel explained that the State of Indiana has taken away the control at the local level and there is a review board at the State that will not approve any septic ordinance changes that would be more stringent than what is in the State Ordinance.

MATTER OF PAYROLL

James Miller made a motion to approve payroll for the period of April 6-19, 2025. Kellen Dooley seconded, and all approved.

MATTER OF CLAIMS

James Miller made a motion to approve Special Claims consisting of warrant #135946 thru 135947 in the amount of \$3,924.45 processed on April 21, 2025 along with General Claims consisting of warrant #135948 thru 135954 in the amount of \$27,798.21, and wire transfer #32094 thru 32232 in the amount of \$745,887.63. Kellen Dooley seconded, and all approved.

MATTER OF MINUTES

Kellen Dooley made a motion to approve the minutes dated April 14, 2025, as amended. James Miller seconded, and all approved.

MATTER OF OTHER DISCUSSION

County Home March Report:

Kellen Dooley made a motion acknowledging receipt of the March County Home Report. James Miller seconded and all approved.

Heartland Interpretation Agreement:

James Miller made a motion to approve the Heartland Interpretation Agreement for the Health Department. Kellen Dooley seconded and motion passed (2,1) with Hartman voting against

RDC Appointment:

Ryan Hoover provided supporting signatures and gave a brief synopsis on his qualifications.

James Miller feels the RDC does need to have a farmer on the board now since the farmers are able to receive funding with the legislation change.

James Miller made a motion to appoint Lynn Reinhart to the RDC Board.

Ryan Hoover said that he does have a small farm and does have a lot to learn but is committed to learning to benefit the County.

Lynn Reinhart's vision if he chosen would be to see the RDC bring a plan to have the ... President Hartman stopped Lynn as he had already discussed his qualifications as the prior meeting.

There was no second so the motion dies.

Kellen Dooley made a motion to appoint Ryan Hoover, replacing the Commissioners prior appointment of Justin Reinig for 2025. William Hartman seconded, and motion passed (2,1) with Miller voting against.

James Miller stated that it is too bad they can't have a farmer as part of the board.

Andrew Provines understands the desire to have a generational farmer, but Commissioner Miller mentioned that the farmers could access funding due to a legislation change and Andrew asked what funding he was referring to. Commissioner Miller explained that legislature changed concerning the abatement qualifications and RDC funding. Provines asked when the change was made and Auditor Sleeper will look into the question.

Sunny Meadows-Contract for Services with Brenda Johns:

Kellen Dooley made a motion to approve the contract with Senior Care and Consulting to assist in the transition of Sunny Meadows residents. James Miller seconded and all approved.

County-City IT Master Agreement:

Kellen Dooley made a motion to approve the updated agreement between the County and City IT Master Agreement. James Miller seconded and all approved.

Farmers Market MOU-DABA Insurance:

Kellen Dooley made a motion to approve and the president to sign the MOU for the Farmer's Market to utilize the County Parking lot on Saturday mornings in front of the Sheriff's office. James Miller seconded and all approved.

Sunny Meadows Video Policy:

James Miller motioned to approve the Sunny Meadows Video Surveillance Access Policy as presented. Kellen Dooley seconded and all approved.

ARPA Final Report:

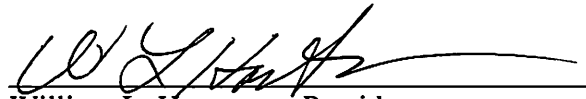
Kellen Dooley motioned to acknowledged receipt of the final ARPA report that Auditor Sleeper as submitted. James Miller seconded and all approved.

Baymont Inn: There is one more payment due which is March 20255 that was due in April and no penalties have been paid.

Sunny Meadows: Kellen gave an update that one resident went home to live with their caregiver after the announcement. Kellen steadfastly expressed that no companies should go out to the home to solicit the residents, the companies need to go through the Senior Care Consultant.

Elevator Service Plan:

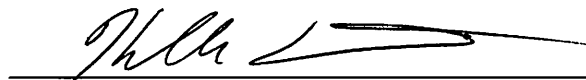
Larry brought up quotes for elevator maintenance plans and Auditor Sleeper will scan them to the Commissioners for a decision at the next meeting.



William L. Hartman – President

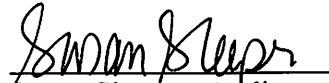


James Miller – Vice President



Kellen Dooley – Vice President

Attest:



Susan Sleeper, Auditor