

DEKALB COUNTY COMMISSIONERS' MEETING

August 4, 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

Dotty Miller provided an IPEP workers compensation claim update with a total of 9 reported incidents this year and none of the cases required any time away from work. Alyssa with the Health Dept. has inventoried all the AEDs for the County and in County vehicles, will upgrade them to the newest technology and track them to ensure their usability. There has been a small area of sidewalk identified that needs to be repaired, and maintenance will bring that to the commissioners with a price for approval. Morgan announced there are currently no open positions in the County. Morgan has also secured a date of April 3, 2026, for the Parkview Wellness event, trying to move it away from the spring break timeframe. In September, APEX will be in attendance to do an overview of the prior year, and thus far in the new 25/26 plan year. Dotty feels it would be a good time for the Commissioners to discuss what wellness program they want to institute for the next renewal. There have been discussions in the past on a possible clinic and Dotty would like to keep that on the Commissioners' radar. Dotty also brought up the Election Day requirement for the Clerk's office and whether it will be a paid holiday for the rest of the County.

MATTER OF REASSESSMENT CONTRACT BID AWARD

Sheila Stonebraker has reviewed the cyclical reassessment contracts that were submitted. Sheila is recommending Nexus Group. She stated that Tyler Technologies did not meet the bid specs, had overages that could add onto the price, and they didn't offer the data entry portion that Nexus currently offers.

Kellen Dooley made a motion to award Nexus Group for the cyclical reassessment review for the next 4 years (2027-2030) in the amount of \$976,000 in total. James Miller seconded and all approved.

MATTER OF MAINTENANCE

HR: Larry Lane provided a quote from Alan Roth for the HR department carpeting in the amount of \$3,411.50. HR is getting new desks, and he feels it would be best to do the carpeting now.

James Miller made a motion to approve the Roth quote in the amount of \$3,411.50 for the carpeting of HR. Kellen Dooley seconded and all approved.

Courts: Superior Court I and Circuit Court both had some water damage that had been fixed, but there were some repairs needed in each courtroom. Larry also provided an estimate from Knox Decorative Painting for the repairs.

James Miller made a motion to approve Knox Decorative Painting in the amount of \$3,500 for Circuit Courtroom and \$5,200 for Superior Court I. Kellen Dooley seconded and all approved.

Courthouse Benches: Discussion took place on the original purchase of all the benches at one time, so they are all uniform.

James Miller made a motion to approve the required donation of \$545.75 per bench plus the patron will need to provide an approved plaque from the approved company and will provide back to Larry Lane to install. Kellen Dooley seconded and all approved.

Sunny Meadows: The refrigerator that had been purchased for Sunny Meadows (March 2024) is not working correctly and Larry has been dealing with Home Depot. The options are to keep, and Home Depot will work out some money to come back to the County or return the refrigerator and get a different one. Discussions took place on the need and what to do with the unit once Sunny Meadows closes. There was consensus on having Larry work with Home Depot and see how much money they will return if we keep the unit and continue with the dripping.

MATTER OF DART 2ND QUARTER INVOICE AND REPORT

Kimberly Teegarden presented the 2nd Quarter review including the following:

- ~14 drivers currently employed
- ~Sold Van #24 on 7/7/2025 in the amount of \$3,500
- ~Wrapping up an agreement with Well Trans a Non-Emergency Medical Transportation Company that will allow DART to bring back Medicaid clients.
- ~Kimberly has been working on ways to increase the passenger trips since losing a significant number of Medicaid Clients, one of the ways includes partnering with a local private school and will pick up an additional 360 passenger trips during each month school is in session.
- ~Kimberly is also looking into adding some color/decals to the vans to help them stand out in public, she is leaning toward a maroon color because she feels it is fitting with Auburn where the DART facility is located. The Commissioners have a consensus that this is acceptable.
- ~There was a safety recall on 3 of their vans, which per INDOT those vans must be parked and not used as the recall has to do with front airbags. This has been a little challenging.

Kellen Dooley made a motion to approve and the president to sign the INDOT invoice for 2nd Quarter 2025 Section 5311 in the amount of \$103,011 (\$68,674 in federal dollars, \$34,337 in state dollars). James Miller seconded and all approved.

MATTER OF HIGHWAY

CR 56 Final Acceptance:

Kellen Dooley made a motion to approve and for all 3 Commissioners to sign the Final Acceptance of the CR 56 Project for INDOT. James Miller seconded and all approved.

2025 Projects: Ben let the Commissioners know that he is running low on funds for the projects that had been planned for 2025. He has cut out some chip and seal projects and the planned work on Daisy Lane. He could use around \$200,000 to finish out chip and seal if the Commissioners have any funds available.

James Miller made a motion to allow Ben to spend an additional \$200,000 from the LITED fund to finish out chip and seal projects for 2025. Kellen Dooley seconded and all approved.

Misc: API Construction is back logged and won't be able to start CCMG project until August 18th which will be cutting the completion date close to be on time that has been extended once already from August 31st to September 15th at their request, if they do not get finished on time then the County charges API \$1,000 a day.

MATTER OF CODE COMPLIANCE

Ronald Rodman: 1425 County Road 54

Commissioner Hartman opened the hearing at 10:47

Attorney Kruse swore in Jhace Sleeper. He asked if Jhace provided a 2-page update on the issue along with pictures and asked for Jhace to give an update on the process he agreed to with Mr. Rodman.

Jhace explained the dates and letters that he had allowed Mr. Rodman time as he wanted to sell the items, but it seems to get worse and that items are not being sold. Jhace is requesting the County Commissioners to file a lawsuit against the property to get it cleaned up.

Discussion took place and with the timeline provided and pictures, Mr. Rodman has had plenty of time to take care of the issue.

Letter to Mr. Rodman from Jhace Sleeper entered as evidence.

Mr. Rodman was then asked to come to the podium to speak on behalf of the violations.

Attorney Kruse asked if Mr. Rodman was aware of the violations to which Mr. Rodman answered yes. Attorney Kruse then asked if Mr. Rodman was prepared to deal with the violations, to which Mr. Rodman answered that he and his son had been working to clean up the violations. Mr. Rodman stated he has been removing the violated materials and taking them to Omni Source, or they are getting a hold of the folks that own vehicles that are stored by Mr. Rodman.

- Commissioner Miller asked how much time he needs to take care of the property violations and Mr. Rodman responded that he needs an additional 90 days as he is having back surgery. Commissioner Dooley asked if Mr. Rodman has contacted a junk removal company, and he responded that the junk removal companies do not want to pick up the materials that are on the property. Andrew swore Mr. Rodman in. Commissioner Hartman asked Attorney Kruse how to apply for lost titles, etc., because the vehicles are not technically owned by Mr. Rodman, however, Attorney Kruse asked Mr. Rodman how he took possession of the vehicles and Mr. Rodman replied that he was asked to store the vehicles, but can only find one of the owners and not able to get in touch with the other owners. Attorney Kruse then explained to Mr. Rodman that he may need to seek legal help and file a lawsuit to get the corrected paperwork for the junk vehicles. Deputy Wiedenhoft researched the Indiana Code and found that **Indiana Code § 9-22-1-**

16: outlines the process for handling abandoned vehicles on private property, and that can all be done by Mr. Rodman contacting the BMV directly.

- Commissioner Dooley asked Attorney Kruse what the next steps should be, and additional discussion took place. Commissioner Hartman recommended a 90-day extension, with a 30- and 60-day progress inspection required by Jhace. Commissioner Dooley went into additional discussion, and the agreement was met by all. The Public Hearing was closed at 11:10.

James Sattison, Jr.: 3562 County Road 75

Open public hearing at 11:11 am for James Sattison Jr. Property

Attorney Kruse swore Jhace Sleeper in.

Attorney Kruse asked Jhace to provide a little history on the timeline of events.

Attorney Kruse swore in Mr. Sattison. Mr. Sattison stated that he has several vehicles that have been moved, and several others are plated, insured and vehicles that he uses. He went on to say that he is trying to get things cleaned up but will need another 30 days at minimum to get additional things cleaned up. When asked about the tall grass, Mr. Sattison responded that he purposely did not mow his grass.

Kellen Dooley made a motion to give Mr. Sattison, Jr at 3562 CR 75, Butler an additional 60 days to clean up, with Jhace returning in 30 days. James Miller Seconded and all approved.

The hearing closed at 11:21 a.m.

Misc: Jhace Sleeper provided updates on the following properties that have complied and cleaned up:

James Burnett & Mary Young located at 5046 CR 45

Nancy Krontz located at 2122 CR 35 (will keep lawsuit open for now)

James Miller located at 1685 CR 79

Charles Woods at 1465 CR 59

Discussion took place on how the Code Enforcement Official job was set up and if Jhace only goes out if an official complaint is filed. The original plan was to have the position work 10 hours a week on a part-time basis, and only to do them by complaint as to not overwhelm the employee.

MATTER PERMITTING SOFTWARE ADDENDUM-BUTLER CITY

Andrew Provines, as Butler City Planner provided an Addendum to the Inter-local Agreement between the County and the City of Butler as to Permitting Software. Mr. Provines went over the agreement and Attorney Kruse has approved the agreement.

Kellen Dooley made a motion to approve the Inter-local Agreement for the Permitting Software with City of Butler who will pay \$1,500 annually with an increase based on the County's cost increases, beginning on August 4, 2025. James Miller seconded and all approved.

MATTER OF PAYROLL

James Miller made a motion to approve payroll for the period of July 13-26, 2025. Kellen Dooley seconded, and all approved.

MATTER OF CLAIMS

Kellen Dooley made a motion to approve General Claims consisting of warrant #136177 thru 136211 in the amount of \$47,240.53, and wire transfer #33242 thru 33370 in the amount of \$346,390.92. James Miller seconded, and all approved.

MATTER OF MINUTES

Kellen Dooley made a motion to approve the minutes dated July 25th, 2025. William Hartman seconded, and all approved.

MATTER OF OTHER DISCUSSION

CR 23 Appraisal:

James Miller made a motion to pay \$8,000 to Metal Technologies for the CR 23 appraisal and purchase of property. Kellen Dooley seconded and all approved.

Resolution 2025-R-10: A Resolution of the County of DeKalb Approving of the Appointment of the Members of the Board for the Northeast Indiana Regional Development Authority.

Kellen Dooley made a motion to approve Resolution 2025-R-10 as described above. James Miller seconded and all approved.

Humane Shelter: Commissioner Hartman announced the Sheriff confirmed the Humane Shelter would not accept animals as the County has not paid for July.

Kellen Dooley made a motion to approve paying the 2025 allocation from July through December, with a new contract to be in force by January 1, 2026. James Miller seconded and all approved.

Nathan Liddell Lawsuit: A lawsuit against several law enforcement officers of the County, Attorney Kruse explained the situation and that the insurance company is recommending the County settle for \$25,000. James Miller understands the situation but really does not like to pay for something when we are not at fault and hopes the federal judges are making good judgement on these types of claims. Kellen Dooley agrees with James Miller but being stewards of the County and because we will pay \$25,000 one way or another, he feels we should move forward.

James Miller made a motion to approve the up to \$25,000 settlement for the Liddell lawsuit. Kellen Dooley seconded and all approved.

Courthouse Display Cases:

Kellen Dooley made a motion to allow the Indiana Bicentennial items to be removed from the courthouse display cases and replaced with local Daughters of American Revolution artifacts and to place Commissioner Hartman on the Display committee with Mary Diehl and Cody Burniston. James Miller seconded and all approved.

2026 Holiday Schedule: Discussion took place on the proposal with Hartman and Miller not wanting to see Juneteenth be allowed, and Dooley accepting of Juneteenth because it is a Federal Holiday.

James Miller made a motion to add the 2 Election days every other year and remove Juneteenth as holidays for County Employees. William Hartman seconded and carried motion (2,1) with Dooley voting against.

The approved days are as follows: New Year's Day, Martin Luther King, Jr. Day, Presidents Day, Good Friday, Memorial Day, Independence Day, Labor Day, Fair Day (in place of Columbus Day), Veterans Day, Thanksgiving Thursday and Friday, Christmas Eve and Christmas Day, and adding Election days on Election years.

Wood-Land-Lakes: Kellen Dooley wants to have some more discussion prior to deciding and will report back.

The Ox Agency Agreement (Space Study): Attorney Kruse has reviewed the agreement and has approved the language.

James Miller made a motion to approve the agreement with The Ox Agency in the amount of \$62,000 in total to begin on August 11th. Kellen Dooley seconded and all approved.

Courthouse Event Request: Joshua Doubblestein has requested to hosting a concert "Carols at the Courthouse" inside the courthouse. Discussion took place on the possibility of this becoming an open forum that would allow others to request the use of the courthouse that the Commissioners may not want in the facility.


LOW Attendance on Demand Quote: Auditor Sleeper explained what the LOW Attendance on Demand would do and the logistics, she is seeking Commissioner approval to move forward.

Kellen Dooley made a motion to accept the LOW Attendance on Demand Services for the Auditors office in the amount of \$50,000 up front and a monthly fee of \$1,875. James Miller seconded and all approved.

Sunny Meadows: 5 residents have moved out and are happy with their new locations, with 13 remaining.

Attest:


Susan Sleeper, Auditor


William L. Hartman – President


James Miller – Vice President


Kellen Dooley – Vice President