

## **DEKALB COUNTY COMMISSIONERS' MEETING**

August 18, 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 began the meeting with workers compensation claim discussion. Next, Dotty brought up the discussion that took place at the last Department Head Meeting on employees sharing rooms when traveling on County business. Dotty read a memo from 2019 of prior Commissioners that recommended sharing rooms and carpooling when necessary. The Commissioners would like to change the memo language to read that one person per room in the handbook, cut and dry so there is no question.

*James Miller made a motion for Dotty Miller and Attorney Kruse to work together on the language for the one person per room guidelines and bring the updated language back to the Commissioners for final approval. Kellen Dooley seconded and all approved.*

Morgan has rescheduled the Parkview Wellness event from April 3<sup>rd</sup> to April 10<sup>th</sup>. Morgan discussed recruitment around the county departments.

### **Resolution 2025-R-11: A Resolution Appointing the Title VI Coordinator:**

*Kellen Dooley made a motion to approve the Resolution 2025-R-11 as presented. James Miller seconded and all approved.*

### **DeKalb County Title VI Complaint Procedure:**

*James Miller made a motion to approve the Title VI Complaint Procedure as presented. Kellen Dooley seconded and all approved.*

### **ADA Grievance Procedure:**

*Kellen Dooley made a motion to approve the ADA Grievance Procedure as presented. James Miller seconded and all approved.*

### **DeKalb County Nondiscrimination Statement of Policy:**

*James Miller made a motion to approve the Nondiscrimination statement of Policy as presented. Kellen Dooley seconded and all approved.*

### **MATTER OF BROWNFIELD UPDATE:**

Anton King was in attendance to give an update on the Brownfield Grant the County had received to help with development in the County that has been vacant due to a multitude of reasons. There is a total of 151 sites identified in inventory. The first step is the site access

agreement to do a Phase I environmental testing on the property, and currently there are 2 site agreements out and they are waiting for response back. Kellen asked how many sites Anton anticipates. Anton is hoping for 20-30 identified by the end of 2025 and then dig into Phase 2 testing on some of them.

#### **MATTER OF CLERKS OFFICE:**

**Collection Account Change:** Dana would like to change her collection company from Eagle Accounts to American Financial Credit Services, LLC.

*James Miller made a motion to approve the agreement with American Financial Credit Services, LLC, for a 1-year term with the option to terminate within 30 days, and Dana will set a calendar reminder to revisit prior to the end of the year. Kellen Dooley seconded and all approved.*

**Order Establishing Precincts:** The City of Garrett did an annexation of Krider Properties LLC | 1653 CR 48, and they need to be added into the precinct boundaries.

*Kellen Dooley made a motion to approve the Order Establishing Precincts for the Krider Properties LLC annexation that was approved by the Garrett Common Council. James Miller seconded and all approved.*

#### **MATTER OF HIGHWAY**

**CR 56 Final Acceptance with Amendments:** The acceptance that was signed last meeting had a few dates and blanks not filled in, the amendments change the final inspection date from 5/30/2025 to 6/13/2025, the pavement markings HAVE been placed, and Right-of-way IS clear of all encroachments.

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

**ADA/Title VI:** Ben appreciates Dotty taking care of the ADA and Title VI reporting, she does a good job with it. Ben said that brings up the unincorporated Town of Spencerville which falls under the County's jurisdiction and the sidewalks need to be redone and it should really be engineered for a multitude of reasons including the homeowners feeling their property is being taken away and to avoid the 'hinderance' of regulated drains. Discussion took place on options and Ben will work on getting some quotes.

#### **MATTER OF PAYROLL**

*Kellen Dooley made a motion to approve payroll for the period of July 27- August 9, 2025. James Miller seconded, and all approved.*

#### **MATTER OF CLAIMS**

*James Miller made a motion to approve General Claims consisting of warrant # 136218 thru 136228 in the amount of \$6,342.73, and wire transfer #33408 thru 33530 in the amount of \$863,927.50. Kellen Dooley seconded, and all approved.*

## **MATTER OF MINUTES**

*Kellen Dooley made a motion to approve the minutes dated August 4<sup>th</sup>, 2025, as amended. James Miller seconded, and all approved.*

## **MATTER OF OTHER DISCUSSION**

**Election Days for Clerks Office:** William Hartman asked if Dana knew how many of her employees would be working on the Election Days and if the Commissioners were able to require her employees to work the polls. Attorney Kruse said they cannot require the employees to work the polls.

### **Purdue Pharma and Sackler Family Settlement DocuSign Form:**

*James Miller made a motion to approve Commissioner Hartman to sign the DocuSign form received for the Purdue Pharma and Sackler Family Settlement. Kellen Dooley seconded and all approved.*

**OCRA Extension Letter:** Due to delays in the St. Joe/Spencerville Sewer Project, we need to do a 6-month extension request.

*Kellen Dooley made a motion for the president to sign the Modification Request letter. James Miller seconded and all approved.*

### **County Treasurer's Monthly Report for July:**

*James Miller made a motion to acknowledge receipt of the July Treasurer's Report. Kellen Dooley seconded and all approved.*

### **County Home July Report:**

*James Miller made a motion to acknowledge receipt of the July County Home Report. Kellen Dooley seconded and all approved.*

**Concert Discussion:** This topic was tabled from the prior meeting with discussion on whether the Commissioners can open the Courthouse for a public platform. Attorney Kruse discussed the First Amendment and that if a public platform is 'created' then the Commissioners could not deny another group on their request, even if the County is not in favor of their platform/message. The Commissioners would like Attorney Kruse to investigate a few companies that specialize in a legal opinion on whether music would be considered a 'public' platform or more entertainment.

### **Wood-Land-Lakes:**

*James Miller made a motion to decline the Annual Contribution to Wood Land and Lakes RC&D. Kellen Dooley seconded and all approved.*

**Human Shelter Contract:** The payments have re-started with both July and August being sent today. Commissioner Miller has reached out multiple times and is waiting for dates that Dave Rodecap is available for a face-to-face discussion.

**Catering Permit Use:** Adam Kugler: 104 Old Bogg Road, Avilla: Opened a business in Avilla, The Birdie Barn LLC, and they received a 210-1 Retailers liquor license and a catering license. Northfolk Farms Festival reached out and has asked for The Birdie Barn, LLC to serve readymade adult beverages, and the state requires a letter of request to serve alcohol that is in a different County than the approved liquor license that was received.

*Kellen Dooley made a motion to approve the catering permit request for The Birdie Barn LLC to cater at Northfolk Farms Fall Festival from September 11, 2025, to November 2, 2025. James Miller seconded and all approved.*

**INDigital Agreement:**

*Kellen Dooley made a motion to approve the Original Agreement signed on 7/8/2025 with a 5-year contract that automatically renewed and notify INDigital that the 7/8/2025 signature was inadvertently signed and would like to have the automatic renewal removed and an amended agreement sent that shows the removal of the automatic renewal. James Miller seconded and all approved.*

*James Miller made a motion to approve Commissioner Hartman to sign the amended document sent through DocuSign that includes the amendment that we will reach out 120 days before the end of the contract. Kellen Dooley seconded and all approved.*


**Commissioner Meetings:** Commissioner Hartman feels there are communication gaps for the Citizens of the County. Commissioner Hartman was unhappy with not having the code compliance documents prior to meeting at the last meeting and the knowledge of whether there are public hearings and noticing being done on the code compliance issues. Chris Gaumer came over and explained that the ordinance does not require the compliance issues come in front of the Commissioners, they have chosen to bring them to the Commissioners so that not only one person is making the decision and the ordinance should be reviewed and changes made to reflect the requirement to go to the Commissioners for a decision on filing a lawsuit. Discussion also took place on high grass. Suggestions were made to have Jhace come in for a discussion on the ordinance, etc. Commissioner Miller also said that if there are noxious weeds that are growing the neighbor or complainant can contact the township trustees who are responsible to take care of those. Chris Gaumer gave a quick explanation of the process that isn't detailed out in the ordinance that the code compliance officer does prior to coming to the Commissioners.

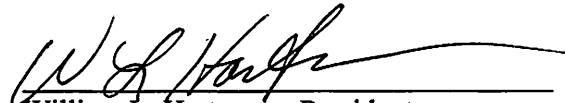
William Hartman also feels there needs to be weekly meeting, or better coorespondence between the Auditor, Commissioners and Attorney.

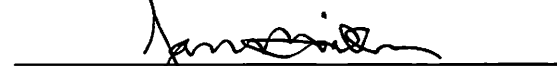
Commissioner Miller is not in favor of going back to weekly meetings, the 2 issues brought up can possibly be taken care of with IT on the ability to send large documents, and there are clarifications already being sought on the Code Compliance process. Commissioner Dooley is not in favor of going back to weekly meetings either.

**Sunny Meadows Updates:** There are a few leads for some of the residents that Brenda is working on for possible moves in the future. The process all takes time, but is diligently being worked on.

Attest:

  
Susan Sleeper, Auditor

  
William L. Hartman – President

  
James Miller – Vice President

  
Kellen Dooley – Vice President