

DEKALB COUNTY COUNCIL MEETING

May 3, 2021

The following Council Members were present:

President Richard Ring
Vice President William VanWye
Member Eldonna King
Member Robert E. Krafft
Member David Yarde
Member Amy Demske
Member Amy Prosser

Others present:

Auditor Jan Bauman
First Deputy Auditor Susan Sleeper
Attorney Donald J Stuckey

Before the prayer, President Ring asked everyone to remember former Councilman Ron Feller who passed away last week. David Yarde opened the meeting with prayer at 8:33 a.m.

MATTER OF MINUTES

David Yarde made a motion to approve regular meeting minutes dated April 5, 2021. Eldonna King seconded, and all approved. Robert Krafft made a motion to approve public hearing minutes dated April 5, 2021. Amy Prosser seconded, and all approved.

MATTER OF ADDITIONAL APPROPRIATIONS

The Commissioners explained why there was a spike in the cost of natural gas. Robert Krafft made a motion to approve Sunny Meadows' \$7,000 additional appropriation request to Gas-Home (33500) within County General Fund (1001). Second by William VanWye, and all approved.

Eldonna King made a motion to approve Sunny Meadows' \$337.15 additional appropriation request to Repair and Maintenance Supplies (22310) within the Sunny Meadows Donation Fund (4111). Second by Robert Krafft, and all approved.

William VanWye made a motion to approve the Health Department's \$80,600 additional appropriation request as follows within the FEMA Vaccine Public Assistance Fund (9156): \$24,000 to Part Time (10750); \$11,200 to Overtime (11050); \$3,500 to Office Supplies (22110); \$30,000 to Operating Supplies (22130); \$1,200 to Meeting Supplies; (22440); \$3,200 to Other Service Fees (32780); \$1,500 to Equipment Repair & Maintenance (33620); \$4,000 to Lease (34080); and \$2,000 to Equipment (44430). Second by Robert Krafft, and all approved.

MATTER OF TRANSFERS

Amy Demske made a motion to approve Community Corrections' request to transfer \$742 from Insurance (33410) to Equipment (44430) within the LIT Correctional/Rehabilitation Facility Fund (1233). William VanWye seconded, and all approved.

Councilman Krafft reported that all of the labor was donated to fix the showers. Robert Krafft made a motion to approve Sunny Meadows' request to transfer \$350.40 from Miscellaneous Equipment (44510)

to Repair & Maintenance Supplies (22310) within the Sunny Meadows Donation Fund (4111). William VanWye seconded, and all approved.

William VanWye made the motion to approve the Health Department's request to transfer \$20,062.65 as follows: \$9,351.96 from Part Time (10750); \$4,812.51 from Overtime (11050); \$736.70 from Other Service Fees (32780); \$400 from Equipment Repair & Maintenance (33620); \$4,500 from Lease; and \$261.48 from Equipment (44430), all to Operating Supplies (22130) within the CARES Vaccine Grant Fund (8906). David Yarde seconded, and all approved.

Ryan Hull explained when the budget is submitted, they do not know what the Probation Officers' salary schedule will be. And, last year there were 27 pays. This is just to clean things up for both the Veterans Court Grant and the Family Restoration Court Grant since the end of the fiscal year is June 30th. David Yarde made a motion to approve Probation's request for the following transfers: \$168 from Other Service Fees (32780) to Veterans Court Part Time Coordinator (11637), and \$1,760 from Other Service Fees (32780) to Veterans Court Probation Officer (11638) within the Veterans Court Grant Fund (9153). Amy Demske seconded, and all approved.

David Yarde made a motion to approve Probation's request for the following transfers: \$168 from Other Service Fees (32780) to Family Restoration Court Part Time Coordinator (11643), and \$1,760 from Other Service Fees (32780) to Family Restoration Court Probation Officer (11639) within the Family Restoration Court Grant Fund (9154). Amy Demske seconded, and all approved.

MATTER OF FINANCIAL REPORT BY FUND

The Council certified that they have received and reviewed the April 2021 Financial Report by Fund.

MATTER OF DEKALB COUNTY AIRPORT UPDATE

Randy Fox distributed a brief of new and old business for the Airport.

The Airport Board made annual transfers from the General fund unappropriated dollars to the Rainy Day Fund and the Airport Cumulative Building Fund. These transfers are relatively small but they have helped grow these funds over time. The Cumulative Building Fund now has \$482,210 in the fund; it is being saved for capital equipment replacements and upgrades. The Rainy Day Fund now has \$652,543 in the fund; it is growing and being saved for larger capital projects as well as gives the Board the ability to cash flow large federal grants.

The Airport's Annual Capital Improvement Plan was distributed. It is for 2022-2026. President Ring commended the Board for the thorough Capital Improvement Plan.

The Experimental Aircraft Association Vintage Chapter 37 had their bi-annual airport equipment cleanup day last Saturday. They usually clean winter equipment in the spring and summer equipment in the fall. They have a team of a dozen that show up to do this much appreciated service work for the airport. Their work helps keep the airport's equipment cosmetically maintained to prevent it from deteriorating during the off season thereby saving money.

The Airport Board hopes to close on the Haley home property in the coming weeks.

Traffic at the airport continues to increase now that last year's dip in traffic due to COVID is subsiding.

The contractors working on the County Road 62 extension have approximately 84 days left but are ahead of schedule. They are expected to return mid-May to finish the job that was on hiatus during winter.

The concrete maintenance that was bid last fall will be starting in the coming weeks.

MATTER OF SALARY & HOURLY WAGE AMENDMENT ORDINANCE 2021-OCC-6

This is to change three Sheriff's Department positions from hourly to bi-weekly pay.

Eldonna King made a motion to approve the 2021 Salary and Hourly Wage Amendment Ordinance 2021-OCC-6 on the FIRST Reading. Robert Krafft seconded, and all approved.

William VanWye made a motion to suspend the rules to pass the 2021 Salary and Hourly Wage Amendment Ordinance 2021-OCC-6 and read by title only on the 2nd and 3rd Readings. David Yarde seconded, and all approved.

William VanWye made a motion to approve the 2021 Salary and Hourly Wage Amendment Ordinance 2021-OCC-6 on the SECOND and THIRD Readings. Eldonna King seconded, and all approved.

MATTER OF UPCOMING TAX ABATEMENT COMMITTEE OBLIGATIONS

CF-1's are due for tax abatements by the property owners to the Designating Body and to the Auditor's Office until May 17, 2021. Council has 45 days from the May 17th due date to deem a company in compliance or not in compliance. For Council to fit this into a regularly scheduled meeting, determination of compliance for CF-1 forms will need to be done in the June 7, 2021, Council meeting. The Auditor's Office will distribute a list of companies and their CF-1 forms as soon as possible for site visits in May. The Tax Abatement Committee will meet at 8:10 on June 7, 2021, to come up with a recommendation for Council's consideration when deciding compliance.

MATTER OF PART TIME POSITION FOR RECORDER'S OFFICE

Recorder Leta Hullinger requested to fill the open (second) part time position for her office. The Recorder's Office has had two part time positions for several years, but last year it went down to one during COVID, and the employee was not replaced. Ms. Hullinger had asked the Commissioners about filling this position on April 12th, and they gave her permission pending Council approval. More has developed of this situation since speaking with the Commissioners. Her first deputy is going to be retiring at the end of May. She would like to bring a person in on a part time basis to train while the first deputy is still here. Then, that part time person would become first deputy. At the beginning of July, the first deputy who is retiring would come back and work on a part time basis. This would provide full coverage for answering phones and assisting patrons at the counter at all times. The job description for this position is that of the second deputy's with indexing records added to it. The job description has been sent to the Council's sub-committee for their review. The current part time position job description duties are limited to indexing records only. Ms. Hullinger will pay this person out of her perpetuation fund through the end of 2021. She will get this position in her County General budget for 2022 and would like assurance of Council's support at budget time. The Council agreed to her filling the position.

MATTER OF COMMISSIONERS-COUNCIL DISCUSSION

Henderson property: Commissioner Sanderson informed Council that Todd Bower with Foresight will be helping with the development plan. The Henderson property won't be closed on until everything is settled and plans have been approved by Waterloo.

Sale of East Ensley (Highway Dept): The Commissioners will not close on the sale of the Highway Department property until the Henderson Property has been closed on since the purchase agreement with the City of Auburn states that the Highway Department will vacate the property within 24 months after closing. Waiting will allow the maximum amount of time for Henderson to vacate its property and the Highway to vacate East Ensley. If the Henderson property does not work, the Commissioners intend to build the Highway Department on the County Farm property.

COVID vaccine clinic: Due to decreasing demand for the COVID vaccine and pharmacies being able to give vaccinations, the Health Department plans to close the clinic located at Middaugh Hall on the DeKalb County Fairgrounds at the end of May.

Covered bridge restoration project: The repairs to the covered bridge are coming to a close and are expected to be complete by the deadline. The community is really supporting the project and excited about the bridge's reopening.

Change Academy agreement with schools: A 1-year agreement with the schools and the Change Academy was sent to the Council and Commissioners for their approval. DeKalb Central is very supportive of the Change Academy, but the other schools would like to explore other options. The schools will pay DeKalb County Community Corrections \$103,600 for the 2021/2022 academic school year. Fifty percent shall be paid by DeKalb Central, and DeKalb Eastern and Garrett-Keyser-Butler will split the remaining fifty percent. Eldonna King made a motion for the President to sign the DeKalb Change Academy Agreement Memorandum of Understanding. Second by William VanWye, and all approved.

Airport Board appointment: John Chalmers was appointed to the Airport Board to complete the term of Donn Starkey. The term will end December 31, 2022. He served on the Airport Board previously and has valuable experience to offer.

County Road 36A property: The County Road 36A property sold to adjacent property owners Jeffrey and Lisa Rynearson. The couple were sole the sole bidder. Payment of \$61,500 was received by the Auditor's Office last week.

Additional hours for Charity Wisel: Due to the extra work that has been put on Charity Wisel in the Development Services Office since the resignation of Chris Gaumer, Ms. Wisel would like to be able to work at least 40 hours per week to try to stay on top of the responsibilities. She is not interested in having a new person come in because of the amount of time it would take to train. There is no overtime line item in the budget. The Council gives it support for the increase in hours and will commit to the funding. It will be decided later whether her hours will continue long term at 35 or 40. An interview is scheduled Thursday morning for a new Zoning Administrator.

New jail: Commissioner Watson wanted to provide some updated information he had received from financial consultant Jeff Peters after asking him more questions. Mr. Peters consulted with bond counsel before responding to Mr. Watson. If the Correctional Facility LIT (CF LIT) and the Public Safety LIT (PS LIT) are used to cover the bond for the new jail, and if we pledge LIT Certified Shares for backup, the increase to the PS LIT rate could be minimized at 100% of the combined debt service for the new bonds and outstanding Community Corrections Bonds rather than 125%. It would give us the best result at sale and not trigger a referendum.

It is evident that a new stand-alone jail does need to be built, and a tax increase will need to happen to be able to fund it. The issue is what can be done about these escalating costs to minimize the tax impact to the taxpayers. Construction costs are increasing quickly. In 2015, for the same prototype as what DeKalb

plans to build, Adams County built its jail for ~\$16 million. In 2017, Decatur County spent \$19.7 million. In 2019, Fulton County spent \$23 million. And in 2020, Henry County paid \$24.9 million.

We are looking at ~\$28.3 million. The bond would be issued at ~\$30.485 million. Capitalized interest of \$2.5 million was calculated using a 2.75% interest rate. The City of Auburn's last bond was at 1.013%. So, the numbers that we are using are very conservative and are on the high end of what we would expect them to actually be.

Commissioner Watson spoke to Sheriff Plassef of Vigo County about the lawsuit brought on by the ACLU. All new inmates are invited to join the class action lawsuit. There was disagreement between their Commissioners and Council about decisions that needed to be made. They were sent to federal court where the judge told them they needed to make those decisions immediately or they would be held in contempt of court. Mr. Watson says that is something we want to avoid happening here.

Commissioner Watson hopes to have a timeline by the end of the week that nails down design and delivery method. Then he hopes to have the costs and have the DLGF crunch the numbers in time for the July meeting. He said it is an ambitious goal and hopes that his colleagues will entertain that for discussion so it can happen. And, he hopes in the meantime that Council will consider increasing the CF LIT rate by .07% to its statutory maximum since there is an expiration date for the CF LIT rate. The additional income tax collection can be saved toward building the new jail.

Councilman Yarde asked if the Adams County Jail built in 2016 is the same jail we would be building in DeKalb County. It is, and it has increased in cost by \$12 million in that short period.

Councilman Yarde then said that he has received a lot of phone calls by confused citizens, and he is confused, too. Last month we were looking at combining Community Corrections and the jail at a \$4-6 million savings, and now it seems the idea has vanished. Why did it disappear? Commissioner Watson replied that the proposal was not to combine Community Corrections and the jail. It was to empty the Community Corrections building and put the Sheriff administrative offices in that building and adding the jail around it. Community Corrections would be moved back to the Annex Building where it was before. This would have resulted in a severe staff reduction and a reduction of services.

Everyone broke for the Pledge at 10:00 a.m. and returned to this discussion at 10:16 a.m.

President Ring began by saying the only thing Council can do is raise the CF LIT rate so it can be collecting to go toward a new jail. However, Council cannot do anything else until the Commissioners come to them with a plan that they have voted on.

Commissioner Watson resumed answering Councilman Yarde's question. The plan that was proposed last month was not to combine Community Corrections and the jail, but removing Community Corrections and reducing it to what it was before the facility was built. Commissioner Watson said he believes the thought process was changed due to the public input that was given about the value of the Community Corrections program and its benefits to the County. Also, he believes the savings of \$8-\$10 million was never really there and that the real difference was the \$3.2 million in hard costs for construction.

President Ring said that they knew the numbers given by Jeff Peters initially were worst case scenario figures and that they have since been revised downward. He reminded everyone that he had requested a timeline be created by the Commissioners of when the project will be completed. And, he wanted to see the cost of the project as had been done for Community Corrections, with a proposal on how the project would be funded. The Commissioners have LITED monies that are being set aside for the new jail. Also

available is the CF LIT that can be raised to its statutory maximum. The PS LIT can be raised but would need to be shared with the cities and towns, unless they agree to forego all or part of their allocations. Doing so would reduce the amount of how much the PS LIT rate would have to increase. The cities and towns, however, would need to be asked, and the amount of time we have to meet the deadline for a rate increase is slipping away.

President Ring then bluntly stated that the Commissioners have decided that the Highway Garage is more important than the jail. You're focusing on the Highway as the #1 priority and the #1 liability to the County. Commissioner Watson acknowledged that it may need to be re-evaluated. He wants to make sure the project is well planned and well thought out. Yet at the same time, from his perspective, the costs of construction labor and materials are rapidly rising. We are on track to spending \$400,000 just in jail maintenance this year. Furthermore, there are federal dollars coming for infrastructure that will tie up the same type of contractors who we will need to build our jail. We are far enough along that we could commit to plans, have them bid and awarded before the contractors are busy doing other projects. He is not in favor of waiting.

Commissioner Sanderson agreed with Commissioner Watson that we need to jump on increasing the CF LIT rate. That would bring in approximately \$750,000 per year. One thing that concerns him greatly are the estimates. Right now the estimate is \$28.3 million. Perhaps it could actually be \$35 million. If we bond \$30 million but the cost of the project is \$35 million, what do you do? We are trying to plan and build in an environment that is not plannable. If the tax is brought to its maximum and we use the federal dollars coming to us, then we can use that toward some of the infrastructure costs for the new jail—electric, streets, etc. Having this figured out by July may be tough. He doesn't know what construction costs are going to be, and he doesn't believe the architect knows, either. President Ring said the Commissioners have 3-4 other counties they can ask what they were told it would cost to build their jails and what the actual cost was. Commissioner Sanderson questioned if we could use their projects as a gauge because of all the changes that have happened in the last year. He believes we are in an unsustainable economy with an unsustainable inflation rate. Commissioner Sanderson says he believes the prices will go down eventually. He would never sign a contract right now that protects contractors with an escalation clause.

President Ring closed with a quote from President Teddy Roosevelt: "The best decision you can make is a positive decision. The second best decision you can make is a negative decision. The worst decision you can ever make is no decision at all."

Auditor Bauman explained the timeline for increasing the local income tax.

Sheriff Cserep reiterated what Commissioners Watson had said that it is only a matter of time before the County is hit with a lawsuit regarding care and custody due to insufficient staffing and overcrowding. It needs to be a team effort.

MATTER OF AMENDMENT TO INTERLOCAL AGRMT (CENTRAL COMMUNICATIONS)

The purpose of the amendment is to remove the hospital representative from the Central Communications Governance Board since Parkview is now doing the dispatching for EMS. The appointment to the Board representing emergency services will now be "the Director of the Department of Homeland Security/Office of Emergency Management and/or his/her designee." Commissioners' Attorney Jim McCanna composed the amendment. Robert Krafft made a motion to approve the Amendment to Interlocal Agreement to Establish Central Dispatch for DeKalb County. David Yarde seconded. Councilman VanWye asked if the Commissioners had approved this agreement yet. They have not. With six ayes and one nay, motion passed.

MATTER OF PART TIME POSITION FOR VETERANS SERVICE OFFICER

Veterans Service Officer Ronda Hunkler explained her desire to create a part time position for the department. The Power Point presentation began with the history of growth in the department. Next, the need was explained; it is based on the number of veterans in the area, outreach necessary to those who are housebound, in long-term care, or are severely disabled, and the fact that there is no accredited VSO in the office during times of absence for vacation, sickness, outreach or training. The County has a good reputation for the service it provides for veterans, so veterans come from outside of DeKalb County to meet with our VSO. Phone call and office appointment data was presented. Ms. Hunkler proposes that Mr. Holcomb continue as a part-time employee even after training is over. He would focus on outreach, coverage during times of absence, assisting during times of surges in claims, and assist in gathering evidence, documents, research, and information for claims. The assistant manager is amazing but is not accredited and cannot do the work for the claims. The annual financial estimate for the position would be \$23,249: \$22,800 for payroll and \$449 for the software rights. The benefits to the County are that DeKalb County will continue to be a leader in veteran support and services and will continue to secure hundreds of thousands of dollars in veteran disability benefit payments. The Commissioners have given permission for the new part time position pending Council approval.

Ms. Hunkler said the cost of the software can be absorbed in her current budget. She would need to come back with an additional appropriation of a little more than \$15,000 for 2021.

Ms. Hunkler provided a letter of support from Commander Mike Harper of American Legion Post #97. She said she also has the support of the VFW Commander and Congressman Jim Banks.

Sheriff Cserep added that the Veterans Service Officer is very involved in the Veterans Court program and is instrumental in assisting with the progress of veterans. Councilwoman Prosser is thankful for the teamwork they exhibit and the services they provide.

Council will vote on an additional appropriation in June and are supportive of this request. Ms. Hunkler will work with Human Resources and the Auditor's Office.

MATTER OF SALE OF CR 36A PROPERTY: RESOLUTION 2021-RCC-7

Resolution 2021-RCC-7 is for the sale of approximately 11.7 acres of the County Road 36A property, (part of the County Farm, Auburn) to adjacent property owners Jeffrey M. and Lisa L. Rynearson. Robert Krafft made a motion to approve Resolution 2021-RCC-7, A Resolution Approving the Sale of Real Estate by the DeKalb County Council. William VanWye seconded. A roll call vote was taken as follows:

Richard Ring	Aye	David Yarde	Aye
William VanWye	Aye	Amy Demske	Aye
Eldonna King	Aye	Amy Prosser	Aye
Robert Krafft	Aye		

Motion passed.

MATTER OF TRANSFER OF HIGHWAY PROPERTY: RESOLUTION 2021-RCC-8

Resolution 2021-RCC-8 is for the transfer of the Highway Department property to the City of Auburn under Indiana Code Section 36-1-11-8. Robert Krafft made a motion to approve Resolution 2021-RCC-8, A Resolution of the DeKalb County Council Approving the Transfer of Real Estate from the County of Dekalb to the City of Auburn, Indiana. William VanWye seconded. A roll call vote was taken as follows:

Richard Ring	Aye	David Yarde	Aye
William VanWye	Aye	Amy Demske	Aye
Eldonna King	Aye	Amy Prosser	Aye
Robert Krafft	Aye		

Motion passed.

MATTER OF SALE OF CR 61 PROPERTY: RESOLUTION 2021-RCC-9

Resolution 2021-RCC-9 is for the sale of approximately 19 acres of properties located on County Road 61 in Wilmington Township. William VanWye made a motion to approve Resolution 2021-RCC-9, A Resolution Approving the Sale of Real Estate by the DeKalb County Council. Robert Krafft seconded. A roll call vote was taken as follows:

Richard Ring	Aye	David Yarde	Aye
William VanWye	Aye	Amy Demske	Aye
Eldonna King	Aye	Amy Prosser	Aye
Robert Krafft	Aye		

Motion passed.

MATTER OF PURCHASE OF HENDERSON PROPERTY: RESOLUTION 2021-RCC-10

Resolution 2021-RCC-10 is for the purchase of 3942 U.S. Highway 6, Waterloo, known as the Henderson property. Robert Krafft made a motion to approve Resolution 2021-RCC-10, A Resolution Consenting to the Purchase of Real Estate by the DeKalb County Council. William VanWye seconded. A roll call vote was taken as follows:

Richard Ring	Aye	David Yarde	Aye
William VanWye	Aye	Amy Demske	Nay
Eldonna King	Aye	Amy Prosser	Aye
Robert Krafft	Aye		

Motion passed.

MATTER OF ADJOURNMENT

Amy Prosser made a motion to adjourn at 11:26 a.m. Second by Amy Demske, and all approved.

DEKALB COUNTY COUNCIL:

Richard Ring, President

William VanWye, Vice President

Eldonna King

Robert E. Krafft

David Yarde

Amy Demske

Amy Prosser

ATTEST:

Jan Bauman
DeKalb County Auditor