

DEKALB COUNTY COMMISSIONERS' MEETING

July 19, 2021

Commissioners Present: President William L. Hartman
 Vice President Michael Watson
 Vice President Todd Sanderson

Others Present: Auditor Jan Bauman
 Attorney James P McCanna

MATTER OF HUMAN RESOURCES

Dotty Miller brought a few items to the attention to the Commissioners: workers compensation claims; open and closed positions; positions that will go to the Job Classification Committee for possible reclassification; and parking during the DeKalb County Fair for County employees.

MATTER OF MINUTES

Michael Watson made the motion to approve the minutes from July 12, 2021. Todd Sanderson seconded, and all approved.

MATTER OF TRAVEL REQUESTS

Todd Sanderson made a motion to approve the following travel requests as presented:

- 1) Monte Brown (Superior Court 2) to travel to French Lick September 1-3 for the 2021 Annual Judges Conference. Estimated cost of \$104 to be paid from Commissioners' travel.

Michael Watson seconded, and all approved.

MATTER OF BIDS FOR CYCLICAL REASSESSMENT

Assessor Sheila Stonebraker was present to award the bid for cyclical reassessment. One company, Nexus, bid \$888,000 for a four-year cycle. Services would include things such as the annual adjustment, assessment for major remodeling, new construction, and sales disclosure verification. Ms. Stonebraker reviewed the bid and it meets the bid criteria. She recommends awarding the bid to Nexus. Todd Sanderson made the motion to award the bid to Nexus for cyclical reassessment for \$888,000. Second by Michael Watson, and all approved.

MATTER OF DEKALB COUNTY TRAILS PLAN

Chris Gaumer presented the DeKalb County Trails Plan. It will be used to guide the future planning and development of trails in unincorporated DeKalb County with connections to our neighboring counties and to the municipalities and their existing trails network. It is not in the zoning ordinance. The North/South Connection is top priority.

The question of who would maintain the trails was asked. This depends on who takes ownership. Will it be privately owned? Will it be a privately and publicly owned? If so, would the city or county take equal responsibility for maintaining the public portion or should the city since it will be the larger beneficiary from the trails? This is something that is yet to be determined. Today, the focus is on accepting the

Trails Plan so that the County has the opportunity to share in the state dollars that will be allocated toward trails.

Phil Carpenter, 5196 SR 1, Butler, said there has been a greenway on the St. Joseph River for 20 years. He hasn't seen anything regarding this greenway on the Trails Plan. Funding for the greenway has all been done through private funding. They used permanent easements to lay out the trail.

Chris Gaumer explained that they are in the plan, but the top priority has been the North/South Connection. Without the Trails Plan being adopted by the Commissioners, DeKalb County won't be able to request any of the state funding for trails. It would be optimal to be able to someday connect to the greenway on the St. Joseph River in the future. Funding for the County trails will probably come through state grants and private funding.

Tadd Boman, 400 Hawthorne Place, said it's an embarrassment that DeKalb County misses out every year because we don't have a plan. The trails are not a new idea. Most property owners encourage the idea of trails. Go to Kendallville. Learn. Listen. We need to get on board. If we want people to live in DeKalb County, we need to focus on quality of life. Let's get a hold of the some of that \$250,000,000 that the State is making available for trails.

Todd Custer of 5821 CR 17 suggests rerouting the trail route around County Road 17.

Todd Sanderson made a motion to approve the preliminary Trails Plan as presented subject to changes as they come. Michael Watson seconded, and all approved. This is Resolution 2021-R-16, An Amendment to the DeKalb County Comprehensive Plan 2017 to Include the DeKalb County Trails Plan.

MATTER OF WINDOWS IN THE ANNEX BUILDING

At least one of the Commissioners and Larry Lane have met a few times to survey the condition of the windows at the Annex Building. Mr. Lane said he believes it is going to be more cost effective to replace all of the windows in the Annex Building since more are bad than not. The Commissioners agreed. They are going to get quotes next.

MATTER OF OPEN BIDDING ON COUNTY ROAD 61 PROPERTIES

The Commissioners are selling two properties: 15-07-22-100-007 (14.736 acres) and 15-07-22-326-005 (5.088 acres) on County Road 61 in Wilmington Township. There is a state statute that requires the Commissioners to set a minimum price for which each parcel will be sold. The minimum bid for the 14.736 acre tract has been established at \$62,000. The minimum bid for the 5.088 tract has been established at \$22,000. There will be open bidding on each tract singly. Then, if there is still interest, bids will be taken for both tracts together for the minimum established bid of \$84,000. If buyer wants survey or title insurance, the buyer will pay for it. \$500 in earnest money is called for today. President Hartman opened the first tract (14.736 acres) up for bidding. Justin Shull bid the minimum at \$62,000. There were no other bids. President Hartman opened the second tract (5.088 acres) up for bidding. Justin Shull bid the minimum at \$22,000. There were no other bids. President Hartman opened the combined tracts up for bidding. No one placed a bid for both tracts together. William Hartman declared it sold. Todd Sanderson made a motion to sell both tracts to Justin Shull for \$84,000. Michael Watson seconded, and all approved.

MATTER RESURFACING AT HOLIDAY LAKES

Ryan Owen, President of Holiday Lakes Association, lives at 6 Pine Tree Road and began by thanking the Commissioners for the resurfacing of Holiday Lakes. The entire development hasn't been resurfaced since 1962. He was coming in because he believes Pine Tree Road should have been surfaced, but Highway Superintendent Ben Parker has told him that this section is an unimproved roadway. Mr. Owen provided documentation from years ago that seem to show that the road had been black topped at one point and that the Highway had indicated that it would be resurfaced at some point. This was all prior to Mr. Parker's employ. The roads in Holiday Lakes were turned over to the County in 1962. Pine Tree Road was not created until 1977. It is not intended to be developed. Commissioner Sanderson said that no one will be using this portion of the road other than to go to Mr. Owen's house. It would be nothing more than a private driveway. The County's roads are 39% gravel, and the roads are paid for using gasoline tax and local income tax—not property tax. Commissioner Watson said he tended to agree with Commission Sanderson and was concerned about the grief they would get from other people who live on County Roads that are gravel. President Hartman said he doesn't have any inclination to go against what the Highway Superintendent has determined. Ben Parker arrived before Mr. Owen was finished with his presentation. He said that he has been here about six years, and he has searched the County's records and cannot find anything that indicates that the road was ever paved.

The options are to abandon the portion of the road as it curves (roughly 100 foot), pave it, or not pave it. After some discussion, Michael Watson made a motion to not asphalt Pine Tree Road in Holiday Lakes. Todd Sanderson seconded, and all approved. If a request comes to the Commissioners to abandon the road, the Commissioners are willing to consider it.

MATTER OF ELECTRICAL RECEPTACLE AT COMMUNITY CORRECTIONS

Michael Watson made a motion to allow Kellie Knauer to accept the Weller Electric quote of \$2,795 for the vending machine receptacle near observation at Community Corrections. Todd Sanderson seconded, and all approved.

MATTER OF HIGHWAY

Michael Watson made a motion to approve the Community Crossings Grant commitment letter for the proposed County Road 60 road resurfacing project. Todd Sanderson seconded, and all approved. The project will cost a little less than \$1 million, and the County's matching portion will be approximately \$290,000.

MATTER OF BEN KRAFFT PROPERTY

Chris Gaumer, Ben Parker, Nate Frye, and Nellie Peffley were present to discuss what to do about the Ben Krafft property at 5543 County Road 60 as well as the dumping he is doing at the northeast corner of County Road 60 and County Road 55. Mr. Krafft is not applying for permits through any of the County departments. He is trying to cover up what he has done at County Road 60 and County Road 55. He is not here today as was requested. He has not responded to an e-mail from November 2020 notifying him that he should remove the mound from the road right-of-way. He doesn't seem to be interested in doing the right thing with his property. As a start, and as result of this meeting, Attorney McCanna will be sending notice to Mr. Krafft that he needs to clean up the road right of way, and if he does not, the County will clean it up and charge it to Mr. Krafft as a lien against his property.

MATTER OF JAIL COMMITTEE

There was consensus on which exterior rendering to go with. There was discussion about the revised floor plan. *Estimated* timetable is as follows: design modifications - August 6; interior/exterior material selection - August 16; MEP system's review - August 30; door access control, security electronics - September 30 (executive session); and bidding documents 95% complete - October 11. September 30th will not be a good date for a meeting since that will be the week of DeKalb County Fair. These are all approximate dates. Mr. Vie will look at possible dates and send them for consideration.

What is the remaining 5% if the bid documents have been taken to 95% completion? When the County is ready to do the project, Elevatus would go back through the plans and see if the needs of the county have changed. Also, Indiana codes could have changed, products could have become unavailable, technology could have become obsolete, and, there would be soft costs such as the professional services to take plans to 100% completion, capitalized interest, and bond issuance costs.

There was discussion about "firm" bids.

Tony Vie explained three reasons for change orders: errors in the drawings, unforeseen conditions, and owner changes.

Finally, the road could be extended and utilities installed ahead of time to get the property prepped for building the jail. The Commissioners are looking at possibly using ARP monies to do this.

MATTER OF OTHER DISCUSSION

Other discussion topics included: repairing fiberglass showers at Community Corrections; pay invoice for lift from LITED #24; recommendation for candidate to sit on Mayors and Commissioners Caucus Board; attorney to draft resolution for Commissioners to be able to attend by way of electronic means of communication; signs for 220 building; roof for porch on Annex Building; air conditioning for Plan Commission building;

William L. Hartman – President

Michael Watson – Vice President

Todd Sanderson – Vice President

Attest:

Jan Bauman, Auditor