

DEKALB COUNTY COUNCIL MEETING

August 2, 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

Richard Ring opened the Council meeting with prayer at 8:30 a.m.

MATTER OF MINUTES

David Yarde made a motion to approve minutes dated July 12, 2021. Amy Demske seconded, and all approved.

MATTER OF ADDITIONAL APPROPRIATIONS

Eldonna King made a motion to approve the Recorder's \$6,636.42 additional appropriation request to First Deputy (11202) within the County General Fund (1001). Seconded by Robert Krafft, and all approved.

William VanWye made a motion to approve the Airport's \$875,000 additional appropriation request to Infrastructure (245001490) within the Rainy Day Fund (245). Seconded by Amy Prosser, and all approved.

David Yarde made a motion to approve the Airport's \$300,000 additional appropriation request to Buildings (425001430) within the Cumulative Building Fund (425). Seconded by William VanWye, and all approved.

MATTER OF TRANSFERS

From the time Cheryl Lynch wrote her transfer letter, WIS evaluated her job classification change request for this position and determined that the position should have actually been put into one additional level higher than what Ms. Lynch had anticipated. There is a chance that by year end she may need to come back to request more money for this position due to the additional pay. William VanWye made a motion to approve the Health Department's request to transfer \$1,487 from Overtime (11050) to Part-Time RN (10760) within the Health Fund (1159). Robert Krafft seconded, and all approved.

MATTER OF FINANCIAL REPORT BY FUND

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

MATTER OF NONBINDING REVIEWS

President Ring mentioned that the 2022 estimated maximum levy and the 2022 estimated property tax cap impact reports were available to Council members prior to the meeting for them to review. He then read each taxing unit and its 2022 estimated maximum levy and estimated property tax cap impact as follows:

Butler Township (Township Fire) 41,785	Butler Township (Civil) 11,145
Butler Township Tax Cap Impact estimate: \$180	
Concord Township (Township Fire) 68,033	Concord Township (Civil) 18,067
Concord Township Tax Cap Impact estimate: \$270	
Fairfield Township (Township Fire) 61,878	Fairfield Township (Civil) 26,106
Fairfield Township Tax Cap Impact estimate: \$270	
Franklin Township (Township Fire) 27,796	Franklin Township (Civil) 22,403
Franklin Township Tax Cap Impact estimate: \$190	
Grant Township (Township Fire) 41,528	Grant Township (Civil) 53,460
Grant Township Tax Cap Impact estimate: \$2,640	
Jackson Township (Township Fire) 34,296	Jackson Township (Civil) 42,995
Jackson Township Tax Cap Impact estimate: \$170	
Keyser Township (Civil) 22,460	
Keyser Township Tax Cap Impact estimate: \$370	
Newville Township (Township Fire) 6,909	Newville Township (Civil) 14,406
Newville Township Tax Cap Impact estimate: \$60	
Richland Township (Township Fire) 9,064	Richland Township (Civil) 25,029
Richland Township Tax Cap Impact estimate: \$250	
Smithfield Township (Township Fire) 26,926	Smithfield Township (Civil) 43,674
Smithfield Township Tax Cap Impact estimate: \$380	
Spencer Township (Township Fire) 71,586	Spencer Township (Civil) 20,561
Spencer Township Tax Cap Impact estimate: \$410	
Stafford Township (Township Fire) 9,909	Stafford Township (Civil) 5,840
Stafford Township Tax Cap Impact estimate: \$70	
Troy Township (Township Fire) 9,169	Troy Township (Civil) 5,273
Troy Township Tax Cap Impact estimate: \$40	
Union Township (Civil) 82,184	
Union Township Tax Cap Impact estimate: \$560	
Wilmington Township (Civil) 60,386	
Wilmington Township Tax Cap Impact estimate: \$60	
Auburn Civil City (Fire Territory) 2,719,400	Auburn Civil City (Civil) 4,267,380
Auburn Civil City Tax Cap Impact estimate: \$44,070	
Garrett Civil City (Fire Territory) 393,826	Garrett Civil City (Civil) 1,947,381
Garrett Civil City Tax Cap Impact estimate: \$61,660	
Butler Civil City (Fire Territory) 274,568	Butler Civil City (Civil) 1,311,964
Butler Civil City Tax Cap Impact estimate: \$8,390	
Altona Civil Town (Civil) 31,596	
Altona Civil town Tax Cap Impact estimate: \$220	
Ashley Civil Town (Civil) 702,595	
Ashley Civil town Tax Cap Impact estimate: \$3,650	
Corunna Civil Town (Civil) 100,746	
Corunna Civil town Tax Cap Impact estimate: \$5,700	
St. Joe Civil Town (Civil) 111,651	
St. Joe Civil town Tax Cap Impact estimate: \$1,070	
Waterloo Civil Town (Civil) 1,154,297	
Waterloo Civil town Tax Cap Impact estimate: \$149,100	

DeKalb Eastern School Corp 4,761,174
DeKalb Eastern School Tax Cap Impact estimate: \$14,440
Garrett-Keyser-Butler School Corp 2,495,227
Garrett-Keyser-Butler School Tax Cap Impact estimate: \$66,520
DeKalb Central School Corp 7,602,013
DeKalb Central School Tax Cap Impact estimate: \$116,300
Auburn-Eckhart Public Library 1,016,084
Auburn-Eckhart Tax Impact estimate: \$6,200
Butler Carnegie Public Library 244,713
Butler Carnegie Tax Impact estimate: \$1,430
Garrett Public Library 638,416
Garrett Public Tax Impact estimate: \$11,000
Waterloo Public Library 276,752
Waterloo Public Tax Impact estimate: \$5,120

William VanWye made the motion that Council has reviewed the 2022 estimated maximum levy and the 2022 estimated property tax cap impact reports for each unit as provided by the Department of Local Government Finance, and copies of this meeting's minutes will be distributed to each unit. Robert Krafft seconded the motion, and all approved. (The DLGF does not provide DeKalb County with reports for Hamilton Civil Town, Hamilton Schools, and Northeast Indiana Solid Waste. These taxing units are located in both DeKalb County and Steuben County. Since the larger of the AV for these units is located in Steuben County, Steuben County will do their nonbinding reviews.)

MATTER OF REVISED 2021 COUNCIL MEETING SCHEDULE

Because the Council meetings will be moved from the first Monday of every month to the second Tuesday of every month beginning in November, the 2021 Council Meeting Schedule had to be revised. Auditor Bauman present Council with the revised schedule indicating the November and December meeting dates have been changed to November 9 and December 14, respectively. William VanWye made a motion to accept the Revised 2021 Council Meeting Schedule as presented. Robert Krafft seconded, and all approved. Auditor Bauman will send notice to the newspaper and post it to the County's web site. The 2022 Council Meeting Schedule has not been drafted yet.

MATTER OF AUBURN RENEWABLES, LLC'S ABATEMENT REQUESTS

President Ring began by saying that he has learned that tax abatements for solar fields are fairly common throughout the state. He has also learned that there are three agreements being presented to the companies installing the solar fields. The one that would apply to us is an economic development agreement, where a company installing a solar field (or wind farm) would agree that income would be given to the county and the taxing units at a certain percentage. Randolph, Pike, and White County have economic development agreements like this. The Auburn Renewables project is unique because it has already been approved by the City of Auburn because it is in its ETJ, but because the property is not incorporated into the City of Auburn, the project must come before the DeKalb County Council for the tax abatement to be approved. This particular project is considered a small project—55 acres. There are two much larger projects coming. We need to make sure what is done is fair across the board. By pausing the issue for 30 days, it will give the Commissioners time to look at the economic development agreements being used in other counties.

David Yarde made a motion to Pause this solar issue 30 days to allow the Commissioners to look at those economic development agreements to see if they are appropriate for our county to use. Robert Krafft seconded, and all approved.

Rudi Eidam was present to answer any questions. David Yarde had a question about the removal of the solar panels at the end of their life cycle. Mr. Eidam said that as part of the Zoning Appeals process they have to have a decommissioning plan, and they are currently working on this. They would be responsible for the cost of removing the panels. Councilman Yarde said that when he was on the House Energy Committee, he heard of companies that had leased ground for solar fields. Then, if the company went bankrupt or out of business, the land owner was left responsible for the panels. He wants to make sure that doesn't happen in DeKalb County. Mr. Eidam said Auburn Renewables isn't leasing the ground. It owns the ground, and it has a maintenance bond so money is in escrow to assure it is available for decommissioning.

Commissioner Hartman said that decommissioning and redevelopment payback are also addressed in the County's proposed ordinance. Councilman VanWye asked if the abatement was being sought more due to the \$17 million investment than the one employee hired. President Ring said it is probably more for the alternative energy production.

MATTER OF TRANSFER OF RAILROAD BRIDGE TO CITY OF AUBURN

David Yarde made a motion to approve Resolution No. 2021-RCC-18, A Resolution of the Council of DeKalb County Approving the Transfer of the Century Old Iron Bridge from the County of DeKalb to the City of Auburn, Indiana, along with the accompanying "Exhibit A", Memorandum of Understanding Between the County of DeKalb and the City of Auburn Regarding the Transfer of the Old Iron Bridge from the County of DeKalb to the City of Auburn, Indiana. William VanWye seconded, and all approved. Council also signed the same Memorandum of Understanding that was "Exhibit A" for the Commissioners' mirroring Resolution Number 2021-R-17 today.

MATTER OF SHERIFF'S COMMISSARY REPORT FOR JANUARY-JUNE 2021

Robert Krafft made a motion to acknowledge receipt of the Sheriff's Commissary Report for January-June 2021. Amy Demske seconded, and all approved.

MATTER OF ECONOMIC DEVELOPMENT PARTNERSHIP UPDATE

Anton King presented a re-cap of 2020, updated the current situation, and presented the fee for services agreement.

There was \$145,000,000 in economic development investment in 2020 compared to \$30,000,000 in 2019, which was exactly opposite of what was expected to happen due to COVID.

What we are finding is there is an unemployment gap now which will most likely result in investment in automation moving forward to fill the needs of the industry since workforce is difficult to find.

Through July 2021, we've seen growth in all of the DeKalb County communities, including the County. We've already had 28 total project wins, and a notable \$43 million investment in the Butler Therma Tru facility. There have been investments in the nonprofit sector. Although this does not increase the County's tax base, it adds to residents' quality of life by making more services available to the community.

Organizationally, the DeKalb County Economic Development Partnership rebranded back in March from a marketing standpoint and focused on two external initiatives. 1) Housing strategy - raising \$70,000 privately and brought in a housing resource consultant to identify housing needs in the community.

2) Broadband strategy - working with Auburn Essential Services. They have a plan to service all of DeKalb County. Trying to help them find funding opportunities.

The 2021 fee for services agreement is \$91,097. The fee remains unchanged from 2020. The Commissioners will enter into this agreement in their regular meeting. All of the cities participate. Private supporters continue to grow.

There is a 12-member board of directors who are not compensated.

President Ring commented how much he appreciates Anton King's leadership and the work he does with all of the municipalities and industries. Councilwoman King agreed. And she asked since there is difficulty finding workers how they are handling the employment side of things. He said first that the housing piece is to attract available workers. It is a long term fix over the course of years for individuals or families to find affordable housing close to where they work. As far as identifying high schools and the training programs they have as well as co-ops, connecting students with businesses, the Partnership focuses on marketing DeKalb County inside and outside of the region.

Mr. King finished by explaining how he is trying to find funding availability for broadband.

MATTER OF WAIVERS OF NON-COMPLIANCE & APPROVALS OF CF-1 FORMS

At the last meeting, a public hearing was held regarding requests by Techo-Bloc, MCP Investments, and Paragon Steel for waivers of non-compliance due to abatement paperwork not being filed by the deadline. Robert Krafft made a motion to approve Resolution Number 2021-RCC-16, A Resolution Granting a Waiver of Non-Compliance Pursuant to Indiana Code 6-1.1-12.1-11.3. Second by Eldonna King. A roll call vote was taken.

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

Motion passed.

Eldonna King made a motion to approve the CF-1/PP forms for Techo-Bloc, MCP Investments, and Paragon Steel for pay 2022. Second by Robert Krafft. A roll call vote was taken.

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

Motion passed.

MATTER OF DEKALB COUNTY AIRPORT UPDATE

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

The DCAA General Fund budget, Form 1, for 2022 is increasing by \$500, the Airport Cumulative Building Fund budget is staying the same, and the Rainy Day Fund budget, which is not directly tax supported, is increasing based on cash on-hand and anticipated federal grants. The levy for the General Fund is anticipated to increase by \$156,000, and this increase will ensure the operating balance remains healthy. The levy for the Cumulative Building Fund is staying the same and the Rainy Day Fund does

not have a levy. The levy is increasing .03%, which is well below the maximum levy and therefore the 4.3% growth quotient, although allowed, will not be employed.

Several operations counting systems have been tested at the airport. The ADSB is an intercommunications system between the aircraft and the ground. 70% of all aircraft are ADSB compliant. By using an app, you can track the movement of these aircraft. The state will pay up to \$6,000 for whatever system the Airport chooses to implement.

A request to appropriate \$875,000 into the Rainy Day Fund for finishing the County 62 project, and a request to appropriate \$300,000 into the Cumulative Building Fund to purchase the Haley property on County Road 31 went before Council this morning. The Airport is still working with the homeowner and relocation agent to finalize their move and relocation payment details.

The Airport is working with Ben Park on the County Road 62 Right of Way conveyance. There were a couple of significant areas of soil that were incompatible with County Road 62 that have been mitigated.

There will be a B-25 on the Airport August 12-15. This will be the EAA's aircraft and they will be giving tours and selling rides.

MATTER OF COMMISSIONERS-COUNCIL DISCUSSION

Henderson property: We will be engaging with a local architect to design the property. Plans need to be put into place that are agreeable with the Town of Waterloo. Commissioner Sanderson said he is going to be recommending to the Commissioners this afternoon to have Todd Bowers to do the drawings.

New Jail: At the last jail committee meeting, the floor plan was finalized. The next phase will be plumbing/heating/air conditioning design. One thing the Commissioners are going to make sure happens is that the water shut-offs with the cells can be isolated.

Trails Plan: A Trails Plan was adopted so that the County is eligible to request a portion of the money that the State is allocating for trails.

Upcoming solar ordinance meeting dates: There will be a joint Plan Commission-Commissioners' meeting on August 4th at 6:00 p.m. There will be a public information meeting on August 17th at 6:00 p.m. at the Eastside Jr.-Sr. High School auditorium. On September 15, the Plan Commission will have a public hearing at 7:00 p.m.—location yet to be determined. And on September 27 at 2:00, the Commissioners will adopt the ordinance during its regular meeting. There was a meeting last week to go through the proposed solar ordinance line by line. The Commissioners think they have a good ordinance.

County Road 61 properties sold: The County Road 61 properties sold to Jason Shull for the minimum bid of \$84,000. He was the sole bidder.

ARP Fiscal Recovery Funds: The Commissioners will engage the services of Baker Tilly for reporting and consulting on ARPA expenditures.

Annex Building windows: There are 2 quotes coming for the Annex Building windows. Commissioner Hartman expects it to cost approximately \$50,000.

7th Street pole building: The lighting and concrete will be worked on at the pole building. They are waiting for the City of Auburn to clear the trees so the east side of the building can be repaired.

MATTER OF SALARY & HOURLY WAGE AMENDMENT ORDINANCE 2021-OCC-17

This is to address the following positions: Health Department’s Part Time Assistant County Nurse; Recorder’s Part Time Second Deputy Recorder; Sheriff’s Civil Process Administrative Assistant and Records Clerk; Soil & Water’s Full Time Technician; and Surveyor’s Part Time Clerical and Field Inspector Supervisor.

Eldonna King made a motion to approve the 2021 Salary and Hourly Wage Amendment Ordinance 2021-OCC-17 on the FIRST Reading. Robert Krafft seconded, and all approved.

David Yarde made a motion to suspend the rules to pass the 2021 Salary and Hourly Wage Amendment Ordinance 2021-OCC-17 and read by title only on the 2nd and 3rd Readings. Amy Demske seconded, and all approved.

Robert Krafft made a motion to approve the 2021 Salary and Hourly Wage Amendment Ordinance 2021-OCC-17 on the SECOND and THIRD Readings. Eldonna King seconded, and all approved.

MATTER OF REQUEST BY JOB CLASSIFICATION COMMITTEE TO DISCUSS STIPEND

As a result of their July 26, 2021, Job Classification Committee meeting, the Committee would like to discuss the possibility of giving a stipend to Nathan Frye in 2021. Robert Krafft said that because Surveyor Kline has been out with health issues, Me. Frye has been taking on more responsibilities.

William VanWye made a motion to give Nathan Frye a monthly stipend of \$600 retroactively from March through the end of October for covering the extra duties while the Surveyor has been out of the office due to health issues. Robert Krafft seconded.

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

Motion passed. An additional appropriation will need to be done for this.

The second issue is the fact that Mr. Frye’s office has moved from 35 to 40 hours, and so now because his position is exempt, there are others in his office earning more than he does. The salary ordinance to be brought before Council on September 13th for the change in Surveyor’s Office weekly hours will be retroactive to August 9. The money to pay the Surveyor’s Office staff could have been found in the Drainage Board budget (since the Drainage Board secretary retired and her duties have been absorbed by the Office Manager in the Surveyor’s Office), but a transfer of funds from one department to another cannot be done. An additional appropriation into the Surveyor’s budget for the September 13 meeting will essentially be a “wash.”

MATTER OF ADJOURNMENT

Amy Prosser made a motion to adjourn at 11:08 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