

## **DEKALB COUNTY COUNCIL MEETING**

June 14, 2022

### The following Council Members were present:

President Richard Ring  
Vice President William VanWye, arrived at 9:45  
Member Eldonna King  
Member Robert E. Krafft  
Member David Yarde  
Member Amy Demske  
Member Amy Prosser

### Others present:

Auditor Susan Sleeper  
First Deputy Carla Winebrenner  
Attorney Donald J Stuckey

**This is the third meeting that is live-streamed on YouTube with the ability to view and review. This will be available on the County Website under County Council.**

Dave Yarde opened the meeting with prayer at 8:33 a.m.

### **MATTER OF MINUTES**

David Yarde made a motion to approve minutes dated May 10, 2022. Amy Demske seconded, and all approved.

### **MATTER OF ADDITIONALS**

David Yarde made a motion to approve Community Corrections additional of \$1,857 into Furniture & Fixtures (44410) within the CTP Fund (1123). Amy Demske seconded and all approved.

Eldonna King made a motion to approve the Health Departments additional of \$3,500 into Other Service Fees (32780) within the Health Department Fund (1159). David Yarde seconded and all approved.

David Yarde made a motion to approve Central Communications additional of \$24,900 into Equipment Repairs & Maintenance (33620) within the LIT Public Safety Fund (1170). Robert Krafft seconded and all approved.

Eldonna King made a motion to approve the Auditor's additional of \$500,000 into Other Service Fees (32780) within the ARP: DART Operating Fund (8951). Robert Krafft seconded and all approved.

David Yarde made a motion to approve Probation's additional of \$4,000 into Travel/Training/Education (34295), \$800 into Incentives (22255), and \$3,200 into Testing Services (33900) all within the Problem Solving Court Grant Fund (9157). Amy Demske seconded and all approved.

**MATTER OF TRANSFERS**

David Yarde made a motion to approve the Treasurer's transfer of \$1,380 from Star Bank Payment Program (34335) to Office Supplies (22110) within County General (1001). Amy Prosser seconded and all approved.

Eldonna King made a motion to approve Community Corrections transfer of \$797.21 from Executive Director (11440) to Stipend (11995) with in the Project Income Fund (1122) and \$1,951.79 from Executive Director (11440) to Stipend (11995) with in the Community Corrections State Grant Fund (9127). Amy Prosser seconded and all approved.

Robert Krafft made a motion to approve the Prosecutor's transfer of \$750.00 from Furniture & Fixtures (44410) to Gas & Supplies (22210) and \$2,500 from Software Maintenance (34140) to Vehicle Maintenance & Repair (33610) with in the Pre-Trial Diversion Fund (2501). Seconded and all approved.

Amy Demske made a motion approve Community Corrections transfer of \$13,389.60 from Administrative Service Coordinator (11633) to Part Time (10750) within the Community Corrections State Grant Fund (9127). Eldonna King seconded and all approved.

**MATTER OF FINANCIAL REPORT BY FUND**

The Council certified that they have received and reviewed the May 2022 Financial Report by Fund.

*The Regular Council Meeting recessed at 9:00 to hold the Public Hearing.*

**MATTER OF PUBLIC HEARING: THREE DAUGHTERS CORP. D/B/A RATHBURN TOOL AND MANUFACTURING**

The public hearing started at 9:03 a.m., to establish an economic revitalization area for property. Rick Ring asked if there were any public comment. Anton King spoke in support for the abatement requested and reminding everyone that the economic revitalization establishment is a key part of the process. The public hearing was closed at 9:05 a.m. with no further public comment.

*The Regular Council Meeting reconvened at 9:05.*

**RESOLUTION CONFIRMING ECONOMIC REVITALIZATION AREA FOR THREE DAUGHTERS CORP. D/B/A RATHBURN TOOL AND MANUFACTURING: 2022-RCC-4**

Amy Demske made a motion to approve Resolution 2022-RCC-4, A Resolution Designating an Economic Revitalization Area for the described real estate at 5005 county Road 29 Auburn, IN. David Yarde seconded and motion passed (5,1) with Amy Prosser voting nay.

**CONFIRMATORY RESOLUTION GRANTING THREE DAUGHTERS CORP. D/B/A  
RATHBURN TOOL AND MANUFACTURING A PERSONAL PROPERTY ABATEMENT:  
2022-RCC-5**

David Yarde made a motion to approve Resolution 2022-RCC-5, A Confirmatory Resolution Awarding Personal Property Tax Abatement for 4 years at 100%, 75%, 50%, & 25%. Amy Demske seconded and motion passed (5,1) with Amy Prosser voting nay.

**MATTER OF DEKALB COUNTY AIRPORT UPDATE**

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

**New Business**

- The paving and lighting phase of the runway extension project is now out to bid. This will be completed in 2023.
- The Grade and Drain portion of the Runway 9/27 Extension Project has begun with the demolition of several homes. Drainage pipe is staged onsite. County Road 29 is now permanently closed. Full mobilization has now been pushed back to the third week of June.
- CR 29 between CR60 and CR62 will be physically closed the third week of June. Signage is placed and all notifications have been made.
- We received 5 bids for Fixed Base Operator (FBO). We will be conducting interviews later this month and expect to make a decision at our July meeting. The proposals were very good and will be a significant increase in revenue for the Airport, and an increase in quality of services.
- The appraisal and review appraisal are now under contract for the Meese Chapel. More to come.

**Old Business**

- We have directed BF&S Environmental staff to look at aerial photos of the Speedway site to help us to determine if they are in compliance with the mitigation plan that they drafted and presented to the BZA.
- We continue to work with the Plan Commission on modifications to the Airport Overlay Districts within the UDO.
- We are working on a storm sewer rehabilitation project at the airport. We found no hidden problems during video exploration so we will focus on just the structures that have erosion issues. This is very good news and will keep the cost down. We will go out to bid in the coming weeks.

*William VanWye arrived at 9:45 a.m.*

**MATTER OF COMMISSIONER-COUNCIL DISCUSSION**

**ARP Plan:** William Hartman personally prefers to use the ARP funds to pay for the entire Highway project and be done without having to finance. William also stated that there are drainage concerns around the County with several drains as priority projects.

Jim Miller, as one of the newest members of the Drainage Board would like to request \$600,000 of the ARP dollars for drainage to take care of the priority drains in the County. Jim Miller would also like to suggest that some of the ARP dollars be used for Rural Broadband for education needs and those that are working from home, and DeKalb County should be looking at what is needed to better the County. Jim Miller also agrees the Highway garage is very old and something needs to be done, but there are many roads that have not been repaved since 1963-1964 when it was put in, but to put so many dollars into the highway department as other departments and the state highway keep their trucks outside, that maybe we can learn something from others until the money is available to build additional buildings. Todd Sanderson stated he is in full agreeance to use ARP dollars for drainage as that goes hand in hand with highway. Todd also said that while broadband is important, living in rural areas is a choice and sometimes there are advantages and disadvantages with those choices. Jim Miller takes offense to Todd's comment, as there has been a great push at the State and Federal levels for broadband, he does acknowledge where he lives is his choice but broadband is now a necessity just as electricity. Rick explained what the Council can do with broadband. The Council would like to see the full ARP plan to come from the Commissioners to discuss in order to appropriate the dollars appropriately. Amy Prosser is for the piece meal plan as changes will happen. Rick explained that the plan can be changed. Michael Watson explained the leeway for receiving under \$10 Million is to spend the money on county operations, so there will be some complications when planning.

Jacob Walker, with Walker Farms appreciates this being looked at holistically, but the Highway project discussion he feels there is a lack of planning, as the project is showing \$11 million, but today the Commissioners said they 'think' they could get the project down by \$5 million and this is not something that he can do in his business and would appreciate a full plan for full disclosure.

**8hr work day:** Michael Watson explained that there has been an on-going discussion on the workweek of the County on the standpoint of customer service and the efficiency of operations. The Commissioners have also thrown around the idea of setting courthouse hours and letting the Department Heads/Elected Officials figure out how to staff the time. They are wanting to possibly poll the employees to see the feelings as there is suspicion that there are some employees that would like to work 40 hours a week and many that are happy with just working their 35 hours a week. Rick Ring said the for a number of years the Council has made the offer to Department Heads/Elected Officials that instead of increasing the number of employees, they could add the extra 5 hours per week first, with the Surveyors office the only office that has done this. Rick has also stated that nobody else has come to the Council stating they cannot get their work done in the 35-hour workweek. Rick stated there is absolutely no way the County can add hours to the work days and bring wages up to where they need to be according to the WIS study, they cannot do both. Rick said we have very valuable employees working for us and we need to be doing everything possible to keep these employees.

**Highway Build Update:** William Hartman handed out estimates of the Highway build and he reminded everyone that these prices are worst case scenario. He stated that the Commissioners are not actually settled in on how they will move forward with the project. Originally they chose Design-Bid-Build, but have backed off as they would like to have the ability to be able to choose the best contractor to ensure the level of work they are wanting vs. automatically going with the lowest bid. He also informed everyone that they are considering doing the buildings separately instead of one large project. The Commissioners are ready to reject all bids that come in as the costs are already coming in much higher than expected. William Hartman also discussed that there is a disagreement on how to fund the additional cost to complete the project. Bill personally would like to keep the project clean and use the ARP funds to fund the project and be done. Rick Ring informed Bill that the extra \$3,725,816 however, it is funded whether financed or not, the payment will come from the Highway Funds. Robert Krafft asked if the

Truck Parking Garage could be postponed, but William Hartman explained the building is heated and in the wintertime it is vital the trucks thaw out. William VanWye asked how it was going to cost \$944,904 to renovate the existing building, William Hartman said that is another question he had and explained the plans for the renovation and that the generator, all the electronics and service to the other buildings of the generator is included in that price. Discussion took place among everyone. Dave Yarde questioned the \$11,214,020 project cost estimate, Michael Watson spoke on the question and explained it could be a little on the high side with estimates that have been figured in but wanted to pull together the entire cost of the project to show the full picture. Michael Watson also discussed the financing possibility as a build, operate, transfer and he explained what that means and how this would cash-flow for 6 years. Further discussion was held. Todd Sanderson is hesitant to go into debt if we have cash, but agrees the build, operate, transfer is a viable option, he also feels the over \$900,000 to renovate the existing building is way over-priced and there needs to be some compromising on the projects. All the Commissioners agree the current facility is in bad shape and needs to be taken care of with the new facility. Attorney Stuckey explained the Commissioners are ultimately to provide a suggestion to the Council.

**MATTER OF 2022 SALARY & HOURLY WAGE ORDINANCE AMENDMENT: 2022-OCC-3**

Robert Krafft made a motion to approve the Salary & Hourly Wage Ordinance: Ordinance 2022-OCC-3 on the FIRST Reading. David Yarde seconded and all approved.

David Yarde made a motion to suspend the rules to pass the Salary & Hourly Wage Ordinance: Ordinance 2022-OCC-3 by title only on the 2<sup>nd</sup> and 3<sup>rd</sup> Readings. Robert Krafft seconded and all approved.

Eldonna King made a motion to approve the Salary & Hourly Wage Ordinance: Ordinance 2022-OCC-3 by title only on the SECOND and THIRD Readings. William VanWye seconded and all approved.

**MATTER OF ESTABLISHING UNIFORM APPLICATION AND REVIEW CRITERIA FOR REAL AND PERSONAL PROPERTY TAX PHASE-IN: 2022-RCC-3**

Eldonna King made a motion to approve Resolution 2022-RCC-3, A Resolution Establishing a Uniform Application and Uniform Review Criteria for Real and Personal Property Tax Phase-In. Robert Krafft seconded and motion passed (4,2) with Amy Prosser and William VanWye voting nay.

**MATTER OF PAY 2023 CF-1 ABATEMENT COMPLIANCE**

The Abatement Committee visited sites and reviewed the CF-1 forms for the following and recommend to the full Council that all are in compliance and to approve the pay 2023 abatements:

Auburn Renewables: year 1 of 10

Country Heritage/Lutter: year 10 of 10 and year 9 of 10

Magic Coil Products: year 4 of 5

MCP Investments: year 7 of 10

Nucor: year 10 of 10 and year 9 of 10

Paragon Steel: year 1 of 10

Rhinehart Finishing: year 3 of 5

Steel Dynamics: year 10 of 10 and year 9 of 10

Techo-Bloc Midwest Corp: year 3 of 5

Amy Demske commented that there are many great things happening in DeKalb County and we are making products that are being shipped all over the world and being used in the military and that we are really trying to retain those jobs.

David Yarde made a motion to approve the CF-1 Forms as being in substantial compliance for Pay 2023. Amy Demske seconded and motion passed (7,0)


#### **MATTER OF COUNCIL DISCUSSION**

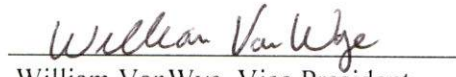
Discussion took place on how the Pool 4 to Pool 5 change in business personal property will effect DeKalb County, the Auditor will look into it.

#### **MATTER OF ADJOURNMENT**

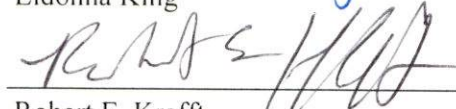
Amy Prosser made a motion to adjourn at 11:44 a.m. Second by Amy Demske, and all approved.

DEKALB COUNTY COUNCIL:


  
Richard Ring, President


  
William VanWye, Vice President

  
Eldonna King

  
Robert E. Krafft

  
David Yarde

  
Amy Demske

  
Amy Prosser

ATTEST:

  
Susan Sleeper  
DeKalb County Auditor