

DEKALB COUNTY COMMISSIONERS' MEETING

February 26, 2024

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

Others Present: Auditor Susan Sleeper
Attorney Andrew Kruse

MATTER OF COURTHOUSE ROOF LEAK

The 220 building has issues with the roof leaking. Larry had it looked at is not completely confident that the leaks will not return. He reached out to Black Creek Builders that has done work for the Museum and they were very happy with the work performed. The quote for a Waterproof roof with Fabric-Reinforced Roofing System came in at \$27,067.00. Black Creek Builders included the following in the quote:

- wash roof with WAC II
- Prime Roof Surface with Tack Coat
- Apply Benchmark Base Coat
- Apply white PUMA XL Topcoat
- Repair Bubbles on Roof
- The roof system has 85% reflectivity, and UL-790 Class A rating
- Roof is warranted against leaks for a period of 18 years
- Warranty covers materials and workmanship
- This is a non-pro-rated warranty
- Building owner will supply water and electrical power as needed

A short discussion took place on how soon the Commissioners may sell the building, which is a few years out from that decision. The Commissioners all agree that the repair is a must, and it will add value when preparing to sell at a future date.

Todd Sanderson made a motion to approve the Black Creek Builders to repair the 220 Building Roof in the amount of \$27,067. Michael Watson seconded and all approved.

MATTER OF HUMAN RESOURCES

Dotty mentioned that there was a 'report only' workman's comp. report on the 220 Building Roof that was discussed above by Maintenance due to the ice on the roof when going up to try and repair the leaks. Currently, workman's comp claims have 5 open and 2 closed. Recruitment around the County was then discussed. Dotty asked if the Commissioners would entertain the ability to change her open position to a 37.5-hour workweek.

MATTER OF INSURANCE TRUSTEES INSURANCE PRESENTATION

Kyle Pearson brought up that a work comp claim from the sheriff's office now has a lawsuit filed on it for more pay, however, no matter what this large claim will fall off next time the experience mod is looked at as it has been for over 3 years. DeKalb's experience mod is currently 1.28, which is inflated from a few large claims in 2020 and 2021. The next experience mod will cycle out the large loss from 2020 and the experience mod will improve next cycle. Kyle feels that the Safety Committee meetings have really helped. Michel Shuherk expressed that the fact the Commissioners are endorsing the Safety Committee meetings is crucial and helps and wanted to applaud the Commissioners for taking part.

Over the last 3 years the county has a 32% loss ratio, while the package carrier liberty mutual has a 97% loss ratio statewide in their county business. This indicates Dekalb County is doing better than its peers in county losses.

The largest hurdle this year for renewal is the coverage for the County Home, in which Liberty Mutual announced 45 days ago that they were not going to renew. Due to the Statute that Attorney Kruse was able to find, there is coverage that Kyle is looking to secure, but the county home not being licensed presents a major issue. The county home policy will be a totally different policy from what is discussed in renewal today. William Hartman mentioned that there is a handicap ramp that has been installed and the showers are updated to standards that may help with the liability 'view' at the home. A short discussion took place on the 'licensing' requirements with IDOH. Kyle feels the coverage will happen within the next 90 days.

Larry Williams: asked if there is an insurance risk pools that would cover the County Home. Larry also asked if the premium was spread across the departments and if that could be paid with Health Funds. Auditor Sleeper explained that the County Home would not fall under the Health Department, therefore could not be paid from Health Funds.

Kyle explained the different routes that were looked at when building the insurance renewal for the County. He explained who would or would not extend an offer and the reasons why. Kyle feels the 90-day extension that Liberty Mutual has offered on coverage should be utilized and then they would come back to the Commissioners when a new offer by a different company is ready. The intent is to find another option to cover the county home which will open up other carrier options outside of Liberty Mutual as they are currently offering the 90 day extension. Commissioner Watson extended his appreciation for the effort and time that Insurance Trustees has put in to the renewal and the service that is provided to the County.

Buildings were increased by 4% TIV for inflation.

Liberty Mutual extended a net rate increase for the county was 9% with other exposures like rise in employee count and increase in budget factoring into the overall premium.

Michael Watson made a motion to approve the 90-day extension on the County Liability Policy with Liberty Mutual. Todd Sanderson seconded and all approved.

MATTER OF HIGHWAY

Amendment #1 INDOT: The amendment is needed to reflect that additional federal funding needed for the project in the for a total amount of \$4,308,372.80.

Michael Watson made a motion for the president to DocuSign the agreement for Amendment #1 to the Local Public Agency Project Coordination Contract for the CR 56 Federal Aid Project. Todd Sanderson seconded and all approved.

Misc:

Land surveying for CR 23 project, quotes from Apex Consulting (\$4,200) and Compass Land Surveying (\$2,700) have been received.

Todd Sanderson made a motion to approve the quote from Compass Land Surveying in the amount of \$2,700. Michael Watson seconded and all approved.

Bridge #75 project with BF&S, short discussion and Ben is going to do a bit more research on the logistics and report back.

CR 27 Driveway: Charlene Moore driveway that had been reinstalled has not been removed after receiving a letter from Attorney Kruse. Ben said they have a little more to remove, but was not able to due to frozen ground at the time.

Water Softener for New Highway Garage: Discussion took place of the size of water softener that would be sufficient for the new highway garage location.

Todd Sanderson made a motion to accept the quote from Mettert's for a WaterRight C43 Single Tank in the amount of \$3,090 with installation not to exceed \$500. Michael Watson seconded and all approved.

INDOT Un-official Detour Reimbursement Contract SR 8 Bridge over Little Creek:

The INDOT Un-official detour route has been established to repair the road damage to CR 5 between SR 8 and CR 40. Ben has asked for \$11,805.45 in damages to be reimbursed and in order for them to pay they require us to sign a contract.

Todd Sanderson made a motion to approve and all 3 to sign the Unofficial Detour Reimbursement Contract with a reimbursement amount of \$11,805.45. Michael Watson seconded and all approved.

MATTER OF ORDINANCE 2024-O-2 | AN ORDINANCE TO PRESCRIBE STREET NAME SIGNS AND ADDRESS NUMBER SIZES AND LOCATIONS

Chris Gaumer provided a revised document with changes received from Attorney Kruse.

Discussion took place on different pieces of the Ordinance. Chris will review the ordinance with agreed upon changes and bring it back at next meeting for approval.

MATTER OF 2027 COMPREHENSIVE PLAN-CONSULTANT SELECTION MEMBER

The Plan Commission approved hiring a consultant to help write and RFP for a Comprehensive Plan update. Comprehensive Plans are adopted by the Commissioners (with recommendation made by Plan Commission) as resolutions, not ordinances. Which means Comprehensive Plans

should be used as guidelines for the County. Resolutions are not Law; thus, the Comprehensive Plan is not law. Chris provided a document on why the rewrite is needed along with a timeline. Hometown Initiatives is a local planning, zoning, community development and administrative planning services consultant that has been asked to help write the Request for Proposals & Qualifications. Hometown Initiatives has prepared a contract to be discussed to prepare the RFP/Q with the Consultant Selection Committee. The Consultant Selection Committee should be zoning administrator, 4 members of Plan Commission, 1 member for County Commissioners, 1-member from County Council, and the Plan Commission Attorney (non-voting)-Andrew Kruse.

William Hartman nominated Todd Sanderson for the Committee. Michael Watson seconded and all approved with Todd Sanderson abstaining from vote.

Andrew Provines: suggested to use the EDC monies set aside inside of the Commissioners LITED to pay for the comprehensive plan.

MATTER OF PAYROLL

Michael Watson made a motion to approve payroll for the period of January 28 – February 10, 2024, that processed on February 23, 2024 and was pre-approved by Commissioner Watson. Todd Sanderson seconded, and all approved.

MATTER OF CLAIMS

Todd Sanderson made a motion to approve Special claims in the amount of \$1,069,487.77 consisting of warrant #'s 135109 thru 135110 and wire transfer #'s 27405 thru 27410 processed on February 15, 2024 along with General claims processed on February 26, 2024 in the amount of \$676,312.92 consisting of warrant #'s 135114 thru 135117 and wire transfer #'s 27413 thru 27570. Michael Watson seconded and all approved.

MATTER OF MINUTES

Michael Watson made the motion to approve the minutes dated February 5, 2024. Todd Sanderson seconded, and all approved.

MATTER OF OTHER DISCUSSION

Topics Include:

Weights & Measures Testing Unit for Van:

Todd Sanderson motioned to accept the quote from Seraphin for a SS Slip-On Calibration Unit, with three Special J Vep 5-gallon Stainless Steel Provers, and three 80-gallon Stainless Steel holding tanks in the amount of \$32,675- with the install to be determined at a later date. Michael Watson seconded and all approved.

St. Joe-Spencerville Sewer OCRA Grant Form 8:

Michael Watson made a motion for the president to sign the Environmental Assessment Record, State of Indiana, Grant Services, Community Development Block Grant Form 8 for the St. Joe-Spencerville Wastewater Plant OCRA Grant. Todd Sanderson seconded and all approved.

Sunny Meadows Range and Refrigerator:

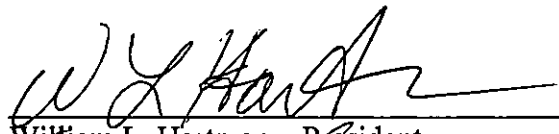
Todd Sanderson motioned to approve the purchase of the following two (2) items from Home Depot for Sunny Meadows paid for by ARPA Sunny Meadows available money. Michael Watson seconded and all approved.

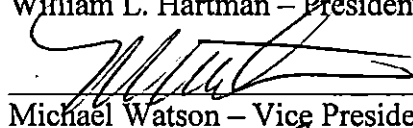
60 in. 5.9 cu. ft. commercial 6 Burner Double Oven Gas Range and Griddle (\$4,644.99)

55 in. 47 cu. ft. Commercial Auto-Defrost Upright 2 Door Refrigerator (2,754.00)

EXECUTIVE SESSION as noticed

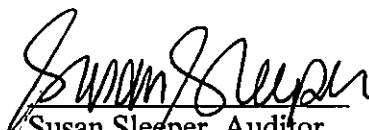
The Commissioners met in Executive Session as noticed beginning at 1:00 p.m., in accordance with IC 5-14-1.5-6.1(b)(9). There were no decisions made and no other matters discussed. The Executive Session concluded at 3:00 p.m.


William L. Hartman – President


Michael Watson – Vice President


Todd Sanderson – Vice President

Attest:


Susan Sleeper, Auditor