

DEKALB COUNTY COMMISSIONERS' MEETING

March 11, 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 HUMAN RESOURCES

Morgan Hinsey the new HR employee was introduced to begin the meeting. March 26th is the Parkview wellness event. Next, recruitment around the County was covered.

MATTER OF FIREARMS IN THE WORKPLACE

Chris Gaumer came before the Commissioners to request the approval of the Code Enforcement Official and Building Inspector to be allowed to carry their firearm with them when doing their inspections as part of their jobs. In 2016, there was a Resolution 2016-R-20 that established a County Policy Regarding Firearms in the Workplace in that the employee or department head/Elected Official needs to request permission from the Commissioners to do so along with some qualifications. Chris will check with Sheriff Thomas and Chief Heffelfinger on the option of certified training and cost. Chris will report back on March 25th.

MATTER OF RESOLUTION 2024-R-1: UDO-89 | AMENDING THE UDO: ARTICLE 11 NON-CONFORMING

Chris Gaumer went over the changes with the Commissioners in the language of the proposed amendment. The Plan Commission met in a public meeting held on February 21, 2024, to consider the textual amendments. The Plan Commission certifies with a favorable recommendation for the text amendments to the DeKalb County Commissioners.

Andrew Provines asked what happened on a rental property if a tenant is not in the property and if they lose their rights. Chris explained only if the property is not zoned correctly.

Todd Sanderson made a motion to approve the text amendments changes that were presented in Ordinance 2024-R-1: UDO-89. Michael Watson seconded and all approved.

MATTER OF RESOLUTION 2024-R-2: UDO-90 | AMENDING THE UDO: ARTICLE 11 ACCESSORY BUILDING

Chris Gaumer went over the changes with the Commissioners in the language of the proposed amendment. The Plan Commission met in a public meeting held on February 21, 2024, to consider the textual amendments. The Plan Commission certifies with a favorable recommendation for the text amendments to the DeKalb County Commissioners.

Michael Watson made a motion to approve the text amendments changes that were presented in Ordinance 2024-R-2: UDO-90. Todd Sanderson seconded and all approved.

MATTER OF 2024 FEE FOR SERVICE AGREEMENT | DCEDP

Anton King presented to the Commissioners the 2024 Fee for Service Agreement with the following scope of services and remains at \$105,000.

- 1) Business Development Services
- 2) Community Development
- 3) Marketing
- 4) Data Utilization and Dissemination
- 5) Community Planning
- 6) Utilize and Participate in Northeast Regional Partnership
- 7) Communication

Anton also provided the 2023 Annual Report Outline and went over some of the highlights. Commissioner Sanderson asked about fiber in the small towns. Sanderson asked 'what is the need' to help expedite the process so the Commissioners can utilize the ARPA funds set aside for broadband. Discussion took place on employee changes at DCEDP as well as the amounts that other municipalities contribute.

Larry Williams commented that the according to Gateway the Commissioners give to other projects totals \$234k and of that amount 38% is going to DCEDP. He encourages the Commissioners to reconsider the amount being allocated to DCEDP. Todd Sanderson responded to Larry's comments.

Kellen Dooley asked Anton what was considered a 'win'. Anton explained it is a project they are involved in

Michael Watson made a motion to approve the 2024 Fee for Service Agreement with DeKalb County Economic Development Partnership, Inc in the amount of \$105,000. Todd Sanderson seconded and all approved.

MATTER OF HIGHWAY

Performance & Payment Bond: API Construction 2024 CCMG Road Projects:

Ben provided the Performance & Payment Bonds from API Construction for the Road Resurfacing Projects.

Todd Sanderson made a motion to accept the Performance Bond in the amount of \$213,200 & the Payment Bond in the amount of \$1,523,568 from API Construction. Michael Watson seconded and all approved.

Bridge 75 on CR 16 over Leins Ditch Agreement:

Michael Watson made a motion to approve the Agreement between Butler, Fairman and Seufert, Inc and the DeKalb County Commissioners for professional engineering services, not to exceed \$94,075.00 for the replacement of Bridge #75. Todd Sanderson seconded and all approved.

SAS Gate Access:

Ben explained there was misunderstanding on the plan for entrance at the gate at the new Highway garage and what changes needed to be made, as well as provided a proposal from Security Automation Systems.

Todd Sanderson made a motion to accept the changes and approve the proposal from Security Automation Systems in the amount of \$2,340. Michael Watson seconded and all approved.

Misc: Pre-construction meeting was held last week. The tentative schedule will begin March 18th – 19th to begin tree removal. Utility relocations will begin April 1st thru June 17th. Road closure June 17th thru October 15th, with a substantial completion October 15th. The final completion will be around June 2025.

Erosion Control Plan: Ben has asked Brooks to submit an application for approval to INDOT to dump all the millings on CR 17 between 60 & 56. But if the majority has large chunks, then it may not be possible.

MATTER OF SURF INTERNET UPDATE

Zach Sand gave a brief update on where things stand on broadband and what they have been working on. Steve Carender handed out a Bridging the Great Internet Gap booklet of a presentation they give around the County. Steve then presented from the slideshow presentation that was sent prior to the meeting. Steve encourages the County to look at funding possibilities and needs as well as encourage residents, agribusinesses and businesses to enter their address at www.connectingindiana.com. Zach Sand recommends doing a joint event to get people signed up for the ICP program, as well as the BEAD process. Zach is not asking for money now, but wanted to put it out there to start thinking about some grant matches that may be needed in the future.

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

Chris brought back the Ordinance with changes as discussed in prior meetings and went over those changes with the Commissioners.

Todd Sanderson made a motion to approve Ordinance 2024-O-2 as described above on FIRST Reading. Michael Watson seconded and all approved.

Michael Watson made a motion to waive the requirements to vote on the 2nd and 3rd reading. Todd Sanderson seconded and all approved.

Michael Watson made a motion to approve Ordinance 2024-O-2 as described above on SECOND and THIRD Readings. Todd Sanderson seconded and all approved.

MATTER OF SUNNY MEADOWS MEMORIAL GARDENS CEMETERY APPLICATION FOR HISTORICAL SIGN

DeKalb County Historian, Mary Hollabaugh-Diehl has asked Leta to bring to the Commissioners the request to apply for the Cemetery Heritage Sign, which would put the Cemetery on as a Historical Cemetery in the County. The sign would cost \$170 but would very likely be covered by a donation.

Michael Watson made a motion to approve submitting the application and for the President to sign for the Sunny Meadow Memorial Gardens Cemetery to be registered as a Historical Cemetery. Todd Sanderson seconded and all approved.

MATTER OF COURTHOUSE GENERATOR UPDATE

Electric:

Larry provided a proposal from the City of Auburn on the logistics of the wiring for the generator. Basically, the City is putting all wiring underground and will be able to eliminate poles. Troy from the City explained that the City has to charge for materials but they are not charging for labor, etc. City Attorney Zach Lightner is working on an MOU on project. There is an 82-week lead time on a transformer, and the Commissioners are not impressed with having a generator sit for a year and a half. The Commissioners are in favor of the project but would also like to have a temporary hook-up, so the generator is running.

Michael Watson made a motion to approve the proposal from Auburn Electric pending approval of MOU in the amount of \$16,524.56. Todd Sanderson seconded and all approved.

Generator Pad:

Larry provided two quotes for a 7' x 18' – 10" thick pad. Seiss Concrete's quotes came in at \$9,208. Webb Concrete Construction quote came in at \$2,888.

Todd Sanderson made a motion to accept the quote from Webb Concrete Construction in the amount of \$2,888. Michael Watson seconded and all approved.

MATTER OF PAYROLL

Todd Sanderson made a motion to approve payroll for the period of February 11-24, 2024, that processed on March 8, 2024 and was pre-approved by Commissioner Watson. Michael Watson seconded, and all approved.

MATTER OF CLAIMS

Todd Sanderson made a motion to approve February 2024 Bookkeeper and Payroll claims along with General claims processed on March 11, 2024, in the amount of \$427,609.47 consisting of warrant #'s 135127 thru 135187 and wire transfer #'s 27578 thru 27689. Michael Watson seconded and all approved.

MATTER OF MINUTES

Todd Sanderson made the motion to approve the minutes dated February 26, 2024. Michael Watson seconded, and all approved.

MATTER OF OTHER DISCUSSION

Topics Include:

Application for Courthouse Lawn Use: Bowen Center requesting to plant a 'pinwheel garden' for Child Abuse Awareness. Michael Watson accepts the idea. Todd Sanderson brought up the question on how to say yes to one entity and no to another and feels the courthouse should remain neutral. The Commissioners are in agreement to decline the request but all agree the Bowen Center does excellent work.

Ordinance 2024-O-3: DCC 28-9-16 | A RESTRICTED FUND FOR POKA-BACHE TRAIL FUNDS

Todd Sanderson made the motion to approve Ordinance 2024-O-3: DCC 28-9-16 as presented on FIRST Reading. Michael Watson seconded and all approved.

Todd Sanderson made a motion to waive the requirements to vote on the 2nd and 3rd reading. Michael Watson seconded and all approved.

Todd Sanderson made a motion to approve Ordinance 2024-O-3: DCC 28-9-16 on SECOND and THIRD Readings. Michael Watson seconded and all approved.

Highway Bond Draw Request #9 Approval:

Michael Watson made a motion to approve releasing the NINTH draw request to GM Development Companies, LLC in the amount of \$663,802.24. Todd Sanderson seconded, and all approved.

Sitework/Utilities: 100% complete
Site Seeding, Lawn & Landscape: 54.17% complete
Concrete: 100% complete
Pre-Engineered Metal Buildings: 91.70% complete
General Trades: 80% complete
Existing Roof Replacement: 59.86% complete
Wall & ceiling Assemblies, Flooring: 93.69% complete
Finish and Paint: 66.67% complete
Pole Building: 70% complete
Salt Storage Structure: 94.68% complete
Fuel Station: 85% complete
Fire Protection: 75% complete
Mechanical & Plumbing: 86% complete
Electrical: 60% complete
General Conditions: 75% complete
Overhead: 72.18% complete

Michael Watson made a motion to approve Disbursement #9 in the amount of \$663,805.24. Todd Sanderson seconded and all approved.

DART | QPA 44253/INDOT 5339 Motor Vehicle Purchase Agreement:

Michael Watson made a motion to approve and the president to sign the agreement presented to purchase the following vehicles. Todd Sanderson seconded and all approved.

Medium Transit 12+2/22' 6" | Total Cost \$121,280.40 (Federal Share: \$93,985 and Local Share: \$27,295.40)

Low Floor Minivan WITH center seat | Total Cost \$69,438.40 (Federal Share: \$55,290 and Local Share: \$14,148.40)

Arrow Pest Control Agreement | Sunny Meadows:

Todd Sanderson made a motion to approve the Arrow Pest Control Agreement for Sunny Meadows in the amount of \$5,220. Michael Watson seconded and all approved.

St. Joe/Spencerville OCRA Grant Administration Services Agreement and the OCRA Sub-Recipient Agreement

Todd Sanderson made a motion to approve the St. Joe/Spencerville OCRA Grant documents as noted above. Michael Watson seconded and all approved.

DeKalb CHANGE Academy MOU for 2024/2025, 2025/2026 & 2026/2027:

Commissioner Hartman has heard that Hamilton is pulling out of the program and inquired how that would affect the MOU. Auditor Sleeper has a message into DCCC Director and will report back when she received a response.

St. Joe Town Water Project ARPA Agreement:

Todd Sanderson motioned to approve the president to sign the ARPA Agreement with the Town of St. Joe in the amount of \$150,000. Michael Watson seconded and all approved.

Eastern Star continued help at Sunny Meadows:

Michael Watson made a motion to approve the Eastern Star to continue services at Sunny Meadows. Todd Sanderson seconded and all approved.

Sunny Meadows Residents:

Commissioner Watson brought up the issue that there had been a view that Residents are not able to help do certain things around the home, such as fold laundry or garden, etc. Attorney Kruse will research on if there are any legal issues that would prohibit the residents in doing so.

LaOtto Sewer Project: They would like to redo their sewer system that will be upwards of a \$3 million-dollar project. They will apply for grants and are keeping the work in house.

Sunny Meadow Showers: Project complete, Angela and Bill had an interview with The Star and that story should be in the paper soon.

W&M Van – Seraphin gas measurement unit: They do not have a verification on the warranty if they ship the unit and the County installs it, but they won't send someone to install the device here. Commissioner Hartman is still working on getting the verification that the warranty will not be voided.

Campaign Sign Questions: Andrew Provines: asked if the campaign signs are being done correctly, as they received some calls.


- 1) Are signs allowed to be put in the Right of Way in the County: it has historically been allowed, technically the State Ordinance covers the campaign signs, but it has never been enforced. If signs are put in a place where mowing will take place the signs may be in jeopardy but otherwise, they should be fine. If signs put in an INDOT right of way they will get moved and possibly fined.
- 2) Inside the County but outside of the municipalities where properties go to the center of the road: The County has the authority to enforce around 20 feet from center of the road,

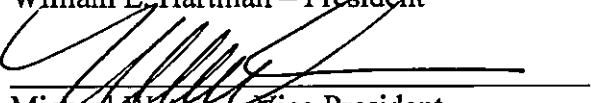
Development Services tells people to try to not put them in a right of way but put them on a person's actual property.

- 3) If a sign is being put in the right of way on a person's property that they do not promote is the landowner allowed to pull the signs? Yes, they have the right to remove those signs.
- 4) Are you allowed to put signs in government buildings? No, you cannot campaign at any government building.

Surveyor: Larry let the Commissioners know that the Surveyor's office has a 4-wheeler and a trailer they want to get rid of, the 4-wheeler has not been used in 5 years. Larry knows of a patron that would offer \$750. Commissioner Sanderson would like to look at the 4-wheeler and get a price estimate.


Sunny Meadows: Larry explained there are 2 mowers, 1 that is complete junk the other has oil under it and dry rotted tires, he has no idea what is wrong with the 2nd one.


William L. Hartman – President


Michael Watson – Vice President


Todd Sanderson – Vice President

Attest:


Susan Sleeper, Auditor