

## **DEKALB COUNTY COUNCIL MEETING**

September 14, 2020

### The following Council Members were present:

President Richard Ring  
Vice President William VanWye  
Member Eldonna King  
Member Robert E. Krafft  
Member Martha Grimm  
Member David Yarde  
Member Amy Demske

Others present:                    Auditor Jan Bauman  
   Attorney Donald J Stuckey

*Councilwoman Demske was not present at the beginning of the meeting.*

Rick Ring opened the meeting with prayer at 8:35 a.m.

### **MATTER OF MINUTES**

David Yarde made a motion to approve minutes dated August 3, 2020. Eldonna King seconded, and all approved (6,0). Martha Grimm made a motion to approve minutes dated August 11-12, 2020. Robert Krafft seconded, and all approved (6,0).

*Councilwoman Demske arrived at 8:38 a.m.*

### **MATTER OF ADDITIONAL APPROPRIATIONS**

President Ring explained that a small portion of the overtime needs comes from Operation Pullover. Central Communications' Director Brian Humbarger has asked the various police departments not to allow their Operation Pullover officers to take shifts during a time that Mr. Humbarger does not have adequate staffing in house. This requires that staff be brought in and work overtime to cover those shifts. Some police departments are accommodating, and others are not. Besides this issue, the other issue that is causing the majority of overtime dollars to be needed is the County's policy that allows all PTO to count toward time worked when overtime is calculated. William VanWye made a motion to approve Central Communications' \$40,000 additional appropriation request to Overtime (11050) within the Public Safety LIT Fund (1170). Robert Krafft seconded. Councilman Krafft commented that Council has no control currently over the PTO policy, and we can't have employees who aren't paid overtime. A vote was taken, and all approved.

The reason why Community Corrections' request is being done as an additional appropriation rather than a transfer is because there are other obligations coming that will not allow this expenditure to be made without having more money available in that line item. Eldonna King made a motion to approve Community Corrections' \$210 additional appropriation request to Other Service Fees (32780) within the Change Academy School Fund (4116). Martha Grimm seconded, and all approved.

## **MATTER OF TRANSFERS**

David Yarde made a motion to approve the Sheriff's request to transfer \$30,000 from Captain (11220) to Overtime (11050) within the County General Fund (1001). Robert Krafft seconded, and all approved.

William VanWye made a motion to approve Development Service's request to transfer \$50 from Office Supplies (22110) to Travel/Training/Education (34295) within the County General Fund (1001). Robert Krafft seconded, and all approved.

There was further discussion about the factors that are causing overtime costs for Central Communications. William VanWye made a motion to approve Central Communications' request to transfer \$15,000 from Part Time (10750), \$15,000 from Communications (11352), and \$5,000 from Communications (11355), all to Overtime (11050) within the Public Safety LIT Fund (1170). Second by David Yarde. He qualified his second by stating he would not support this type of request again. A vote was taken, and all approved.

Eldonna King asked whether the \$2,650 purchase is due to COVID and could be paid for through the CARES funding. After reaching the Communications Director, it was determined that it can because the reason is for social distancing accommodations. Eldonna King made a motion to deny the Community Corrections' request to transfer \$2,650 from Furniture & Fixtures (44410) to Other Service Fees (32780) within the Change Academy Fund (4116) and to pay for it through the CARES funding. Robert Krafft seconded, and all approved. Transfer is denied.

Robert Krafft made a motion to approve Community Corrections' request to transfer \$441.78 from Part Time (10750) to Insurance (12200) within the Change Academy Fund (4116). Eldonna King seconded, and all approved.

## **MATTER OF DEKALB COUNTY AIRPORT UPDATE**

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

The 5-acre parcel of land was sold to Geoff Robison for \$52,750.

The Airport Board continues to work on a monument sign design for the Airport.

The Airport Board is working with Development Services Director Chris Gaumer and Attorney Andrew Kruse on updating the UDO to not only remove the crosswind runway restrictions, but to clarify open water prohibitions in specific zones.

Air traffic is still slow but noticeably picking up. Private air travel is believed to be one of the first to recover, but that is yet to be seen for sure.

The Back 40 Flying Club now has an aircraft and a hangar at the Airport and will be placing a sign on the south side of the C-row.

The Airport received a grant for \$166,666 to reimburse for one of the homes purchased for the runway extension project. And the Airport is working on securing a grant for the road construction in the FAA's fiscal year 2021 starting October 1, 2020. The bids the Airport has on hand may expire before grant money can be obtained. If this happens, the Airport will have to seek bids again.

Mr. Nelson seems to be struggling in getting the property cleared out on the corner of County Road 60 and County Road 31. The Board will discuss options at their September meeting.

## **MATTER OF JOINT PUBLIC HEARING FOR SALE OF PROPERTY**

The regular Council Meeting recessed at 9:34 a.m. to hold a joint public hearing with the DeKalb County Commissioners. The public hearing is to receive public input for the potential sale of 208 East 7<sup>th</sup> Street, Auburn, Indiana. (Separate minutes prepared for the joint public hearing.) The regular Council Meeting reconvened at 9:45 a.m.

## **MATTER OF REFINANCING CENTRAL COMMUNICATIONS' G.O.BOND**

Financial Advisor Jeff Peters was present to explain how the County has an opportunity to save the taxpayers approximately \$156,000 by refinancing the Central Communications general obligations bond due to low interest rates. The debt would end in 2030 which is the same as it is now. The down side is the cost to issue the new debt, which is approximately \$100,000. The goal would be to have a bond rating by mid-November and to sell the bonds by mid-December. There is no hurry or deadline that must be met. Interest rates are not anticipated to jump. The sooner it is done, however, the sooner the taxpayers can start to see savings. A special meeting by Council is not necessary. The timetable can work according to Council's regular meeting schedule.

The debt could be shortened to end in 2028 if the County has another project it wants to pursue and wants to be done with all of its debt at the same time before starting another project. If there is no other project, the tax rate would go away. The net savings doing it this way would be approximately \$170,000. An additional payment of approximately \$27,000 per year would shorten the amortization schedule, and it would be a .0009% hit to the tax rate. It is a savings to the taxpayers because they would not be making payments in 2029 and 2030.

A test to decide whether to refinance debt is whether the refinancing saves 3%. Refinancing this bond would save about 10%. It would cost the average \$150,000 mortgaged homestead property owner \$0.42 extra per year on their property taxes. The current interest rate is approximately 4%. The market is now 1.15% for a 10-year bond and just under 1% for an 8-year bond. The County is saving on interest.

If Council gives Jeff Peters the permission to move forward, Bond Counsel's costs will be the first incurred, which is at a much more expensive rate. If Council decides against refinancing, the costs incurred in pursuit of the option would be owed by Council and could not be rolled into the cost of bond issuance. William VanWye made a motion to allow the Auditor and Jeff Peters to move forward with refinancing the Central Communications' general obligation bond. Robert Krafft seconded. A roll call vote was taken, and motion passed.

Richard Ring – yes  
Robert Krafft – yes  
Martha Grimm – yes  
David Yarde – no

Amy Demske – no  
Eldonna King – no  
William VanWye – yes

## **MATTER OF MOTION TO ALLOW SALE OF 208 EAST 7<sup>TH</sup> STREET, AUBURN**

The question was asked if there is anything associated with the Health Department that currently sits on that lot that would have to be moved? No. Robert Krafft made a motion to allow the sale of 208 East 7<sup>th</sup> Street, Auburn, by the County Commissioners. Amy Demske seconded. With 6 ayes and 1 nay, motion passed.

### **MATTER OF PERSONAL PROPERTY ABATEMENT REQUEST BY PARAGON STEEL**

Susan Trent, attorney, Bruce Whitman, General Manager, and Don York, Controller of Paragon Steel Enterprises, LLC, presented a request for a personal property abatement for manufacturing equipment.

The total project cost of a new slitting operation is \$8.3 million which includes both real and personal property improvements. The cost of the steel slitter and associated equipment is estimated to be \$4.3 million. This is the portion of the project for which Paragon Steel is requesting an abatement. Paragon would like to begin construction of the machine as soon as possible so it is complete by December 1, 2020. Paragon expects to hire an additional 15 hourly employees by the end of 2021, with at least 5 hired by the end of 2020 to begin training. The average hourly wage will be \$15.80 with cost of fringe benefits approximately 30%. There will be no negative impacts on the environment.

Paragon Steel is requesting a 10-year tax abatement. Paragon Steel's personal property is part of the SDI TIF; the DeKalb County Redevelopment Commission has approved Paragon Steel's abatement request as expressed in Resolution No. 1-2020 dated September 3, 2020.

Paragon will become more profitable and pay more income taxes, bringing more income to the County. The machine is brand new and will expand their capabilities to various existing customers, including those in DeKalb County, such as SDI, New Millennium, Heidtman Steel Products, RV manufacturers, etc. It has created a niche. There is no comparable machine in the Midwest. The steel from SDI no longer needs to be sent elsewhere to have this slitting processing done. It stays on campus. Additional, new business is anticipated as a result of Paragon's enhanced, specialized processes offered to the market.

Robert Krafft made a motion to refer the application to the DeKalb County Council's Tax Abatement Committee so they can bring a recommendation back to Council on September 28<sup>th</sup>. William VanWye seconded, and all approved. The Committee will meet on Monday, September 28, 2020, at 8:10 a.m. to discuss this abatement. No action was taken.

### **MATTER OF SALARY & HOURLY WAGE AMENDMENT ORDINANCE 2020-OCC-10**

This ordinance addresses Soil & Water pay, job classification and FLSA statuses for the Department Head, Natural Resource Coordinator, Regional Technician, and Part Time Technician positions, and the pay, job classification and FLSA status for the Soil & Water Inspector position. This ordinance is updating the titles and structure of the Soil & Water department. Current positions are not changing. It is preparing for when the new people are hired. Both of the changes to these positions have gone before the Commissioners.

Robert Krafft made a motion to approve the 2020 Salary and Hourly Wage Amendment Ordinance 2020-OCC-10 on the FIRST Reading. Martha Grimm seconded. With 6 ayes and 1 nay, motion passed.

David Yarde made a motion to suspend the rules to pass the 2020 Salary and Hourly Wage Amendment Ordinance 2020-OCC-10 and read by title only on the 2<sup>nd</sup> and 3<sup>rd</sup> Readings. Robert Krafft seconded, and all approved, with William VanWye abstained.

Robert Krafft made a motion to approve the 2020 Salary and Hourly Wage Amendment Ordinance 2020-OCC-10 on the SECOND and THIRD Readings. Martha Grimm seconded. With 6 ayes and 1 nay, motion passed.

### **MATTER OF FINANCIAL REPORT BY FUND**

The Council certified that they have received and reviewed the August 2020 Financial Report by Fund.

**MATTER OF ADJOURNMENT**

Amy Demske made a motion to adjourn at 11:52 a.m. Second by David Yarde, and all approved.

DEKALB COUNTY COUNCIL:

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Richard Ring, President

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William VanWye, Vice President

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Eldonna King

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Robert E. Krafft

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Martha Grimm

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David Yarde

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Amy Demske

ATTEST:

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Jan Bauman  
DeKalb County Auditor