

DEKALB COUNTY COUNCIL MEETING

February 3, 2020

The following Council Members were present:

President Richard Ring
Vice President William VanWye
Member Eldonna King
Member Martha Grimm
Member David Yarde
Member Amy Demske

Others present: Auditor Jan Bauman
First Deputy Auditor Susan Sleeper
Attorney Donald J Stuckey

Absent: Member Robert E. Krafft

William VanWye was not present for the beginning of the meeting.

Eldonna King opened the meeting with prayer at 8:33 a.m.

MATTER OF MINUTES

David Yarde made a motion to approve minutes dated January 6, 2020. Martha Grimm seconded, and all approved.

MATTER OF TRANSFERS

David Yarde made a motion to approve a \$2,387 transfer for the Surveyor within the County General Fund from Overtime (11050) to Computer Equipment (44420). Martha Grimm seconded, and all approved.

Martha Grimm made a motion to approve a \$6,000 transfer for Sunny Meadows within the County General Fund from Food Supplies (22250) to Overtime (11050). David Yarde seconded, and all approved.

William VanWye arrived at 8:43 a.m.

MATTER OF JOHNSON-MELLOH SOLUTIONS ENERGY SAVINGS PRESENTATION

Donald Grogg mentioned that Rick Anderson had given a presentation to the Commissioners. Mr. Anderson from Johnson-Melloh Solutions presented what he anticipates the County could save in energy costs if the County commits to a Guaranteed Energy Savings contract. He said capital money would be offset by operational monies due to overall savings. Solar is one of the differentiators of his program compared to other programs. Mr. Anderson gave a couple of examples of other counties they have worked with. Projected savings of \$2,898,311 over 20 years, \$722,613 positive cash flow over 20 years, and \$450,000 in projected deferred maintenance would come from several sources:

Mechanical Upgrades: Courthouse and Sunny Meadows' boilers, the County office and
Development Services' HVAC systems
LED Lighting Retrofit for all buildings

Building Controls Upgrade: Building control system at the Courthouse, Smart Thermostats at the County Office Building, Health Department, and Development Services

Solar Arrays: County Office Building, Health Department Building, Development Services, Central Communications, and Sunny Meadows Home

Other energy savings measures that can be considered but are not included in the presentation's projected savings are: Sheriff's Department chiller replacement, building control system, and kitchen hood control, as well as the County Office Building's building control system.

Community Corrections is currently facing a monthly demand charge of approximately \$2,000. It would be a very good location for a solar field.

A roof would need to be structurally sound for solar panels, and if the roof needs to be replaced at the time of the installation of the panels, then Johnson-Melloh would have it replaced at that time.

A 6% estimated annual increase in electricity costs is built into Mr. Anderson's figures. He said it is the historic average.

A solar panel's useful life is 25-30 years. The payback period for one solar panel is 8-10 years, but that comes down quite a bit when many solar panels are implemented, and if LED lighting is implemented at the same time, the payback period can be even shorter yet.

Solar panels can withstand 60-75 mph wind. They also do very well with hail.

The next step would be to send out Requests for Quotes. A loan would not go against the County's indebtedness per IC 36-12.5.

MATTER OF DEKALB COUNTY AIRPORT UPDATE

Airport representative Randy Fox briefed Council and Commissioners on four Airport matters.

- 1) They are still working on an appraisal/offer for a home purchase and will know more by this month's Board Meeting.
- 2) Wetland mitigation credits were purchased early in January for \$560,800. They received a federal grant earlier this month for \$518,222 and a state grant for \$28,790 to pay for the credits. This purchase allows the Airport to move forward with road construction and runway extension in the coming years.
- 3) Between the wetland purchase and the home purchase, the Airport will be seeking an additional appropriation to their Rainy Day Fund sometime in the near future.
- 4) Officers for 2020 were elected at the January meeting as follows: Jess Myers – President, Jerry Korczyk – Vice President, Donn Starkey – Secretary, Russ Couchman – Treasurer.

MATTER OF STATE OF THE JAIL REPORT

Sheriff Cserep presented his annual State of the Jail Report. A few items will be noted here. The jail was built in 1984 and renovated in 2012. Major renovation projects include a new roof, on-demand hot water system, inmate phone system upgrade, 18 additional bunks added, and new lighting fixtures installed. There are 105 beds in the facility, mostly for male inmates. In March 2016, a cap of 80 inmates was instituted. In 2019, the number of inmates housed at the jail is between 93 and 119 per month, and the number of inmates processed transferred was between 27 and 45 per month. Commissioners' President Hartman asked if statute would allow those on Pre-trial to be housed at Community Corrections per statute if there was an area designated for them. Sheriff Cserep said he does not want to get involved in

anything that would jeopardize the liability of the County. Deputies would need to be located out there with inmates under lockdown. There are many reasons why an inmate is or is not bonded out of jail.

The reimbursement amount from the State is \$37.50 per inmate per day. In 2019, it cost \$400,000 to house inmates in other counties. There is no classification above 80 inmates which is required by Indiana Jail Standards 210 IAC 3-1-18, November 2014. The money that is paid to other Counties for housing our prisoners is money that is passed through from the State.

Identified problems with the building include 4 leaking air handlers in January 2019, H-block ceiling light's falling concrete December 2017, shower block wall deterioration in cell block D in 2019, deterioration of showers in cell block D and F, locks that inmates can defeat, cell door jamb separation in January 2019, damage to concrete in cell block C, exterior windows condensation issues, deterioration of two inch waste lines, replacement of padded cell intake necessary at \$4,640, replacement of building heating motors and pumps needed at \$8,594, women's public bathroom fixed for \$34,786 in 2019, and ADA requirements not being met.

Sheriff Cserep is concerned that the County is close to being sued for overcrowding which is a situation that another Indiana county recently faced.

Costs for running and maintaining the jail continue to increase.

There have been 58,003 miles of prisoner transports throughout the Midwest. In the courthouse, there were 4 weapons incidents in 2019. Finally, for recruiting and retention, 26 applications were received, with 1 approved for the ILEA Academy. There are currently 4 openings in the department.

MATTER OF COMMISSIONERS-COUNCIL DISCUSSION

Borrowing for Drain Reconstruction Projects: There are five reconstruction projects needing immediate attention, but the General Drain fund does not have enough money to do the projects. Butler City, the railroad, and the State Highway owe the County for reconstruction costs already incurred, but they have time to pay it back. Surveyor Kline briefly explained the difference between the Drain Maintenance fund and the General Drain fund and how they pay for drain work.

Auditor Bauman and First Deputy Auditor Susan Sleeper had met with Bill Akey from the State Board of Accounts to talk about the best way to fund the projects. He suggested that the Drain Maintenance fund loan money to the General Drain fund. It is easier, and no interest or interest at a rate near prime would only be involved. Drainage Board Member Randall Deetz and Drainage Board Attorney Shannon Kruse were brought into the meeting to discuss this idea and the logistics. Ms. Kruse will check the statute to make sure the Drain Maintenance fund can loan money to the Drain Reconstruction fund rather than a financial institution. The proposed plan is for the Drain Maintenance fund to loan up to \$1.3 million for five drain reconstruction projects. The loan will be due five years from when the assessments go out. It will not affect the County's bond rating per Financial Consultant Jeff Peters. Ms. Kruse and Council Attorney Donald Stuckey will work together to create a resolution or ordinance for both bodies to approve. If interest has to be paid for the loan, it will be paid by the property owners.

"Plan B" would be to use a financial institution and pay interest. It also would also not affect the bond rating.

The Commissioners would like permission for the Drainage Board to proceed with the drain reconstruction projects. Council was in agreement that the attorneys should work on an ordinance for the March Council meeting.

Covered Bridge Repairs: Bob Wilder introduced today's speaker, Mary Hollobaugh Diehl, who is the administrator of the Spencerville Covered Bridge Facebook page which has 766 followers. The Friends of the Covered Bridge is beginning fundraising efforts to assist with the cost of repairs to the covered bridge. The Commissioners had reached out to an engineering firm to find out what costs to expect. In the meantime, Historian John Bry has applied for a grant, and we are waiting to find out whether we will receive the money. The Commissioners have purchased wood for the decking. Nothing can be done to the bridge until we know whether we have been awarded the \$50,000 grant. The grant does not stipulate that the County match \$50,000. The LITED account for Covered Bridge Repairs has a current appropriation of \$122,745.50. Mr. Bry believes he will know by May whether the County will be awarded the \$50,000. The engineering firm is ready to go as soon as we know. Per the engineer's estimated on May 24, 2019, the cost to rehabilitate would be \$162,723. The new floor would be \$111,100; however, that has since been removed from upcoming costs since the County has already purchased the flooring. The Friends said they are having fundraisers to assist with the cost of Covered Bridge repairs. During the meeting it was determined that raising \$46,500 would be a reasonable goal.

Ms. Diehl asked if the engineers explained why the problem occurred and what can be done to prevent it from happening in the future. The best they can surmise is that styrofoam that had been placed against the wood to fill a gap actually worked like a sponge to retain water and cause the rot.

If they set up with the Community Foundation to donate their raised funds, a tax credit can be received by donors. That money would be earmarked toward the Covered Bridge Repairs. Ms. Diehl said the Friends have already been working with the Eastside Community Foundation with the same idea in mind.

In 1981, the Commissioners had donated the materials to the Friends that had been taken out of the Covered Bridge at that time during the Bridge Rehab, and the Friends used those materials to sell as a fundraising effort. Would the Commissioners donate the materials to the Friends again this time? The Commissioners are open to that but cannot address it until they are in session this afternoon.

When will the Spencerville Covered Bridge be open to traffic? Realistically, 12 months.

Do the Friends want the bridge open to vehicular traffic? Yes.

Superintendent Ben Parker said that there is no way to keep people from carrying too large of loads even with weight and size limits posted.

On March 27th there will be a fish fry and auction fundraiser. A 5k is planned for Butler in May.

Community Corrections: The urgent items that needed to be addressed have been fixed. The Open House had wonderful turnout of over 200 visitors.

Community Corrections needs a Cash Change Fund for its second point of collection at the facility. Council must approve the fund be created. Eldonna King made a motion to allow a Cash Change Fund be created for Community Corrections and for a check to be drawn out of the Community Transitions Program fund. Amy Demske seconded, and all approved.

There are now four different units that work on a 12 hour rotating shift. It will be exactly like Central Communications. There are 13 positions staffing it. This will allow staff to have every other weekend off. There are still some positions open.

Peat and Marly Soil on CR 56: After a study was done on the soil for the County Road 56 road project, it was found that the cost to correct the peat and marly soil will be very expensive. The problem was not in the original estimates on which the grant award was based. Of the 5 estimates done by Butler, Fairman, and Seufert, the Commissioners and Ben Parker believe the best option is #1, the complete removal of the peat and marly soil for an area 900' long, 80' wide and 15' deep and replacement with compacted B-Borrow. The original estimated cost to correct the soil in February 2017 for an area 1000' long, 50' wide, and 4' deep was \$499,980. The new estimate is \$2,270,000, or a \$1,770,020 increase in cost. The County's portion would be approximately \$350,000 if INDOT is willing to pick up the 80%. INDOT has money during fiscal year 2023. Mr. Parker will be meeting with them in February to talk about this. A complete fix would be to construct a bridge, but this would cost \$7 million dollars, and INDOT would probably not help with that cost.

Possible Sale of CR 61 Property: The Commissioners are interested in selling 19.83 acres of County property located on County Road 61 in Wilmington Township. The property is not used or needed. The Commissioners would like to sell it and get it back on the tax rolls. Most of it is wooded. A regulated drain goes through it. Part of it may be tillable.

Community Commons: The City surveyed the property at 208 East 7th Street for the Community Restrooms site. The west wall of the 220 building would still be accessible.

Pedestrian Bridge: The Commissioners conveyed to Mayor Ley that INDOT is pressuring the Commissioners to do something with the County's historic railroad bridge the City would like to utilize as a walking bridge. The County will need to pay back INDOT the cost we were given to remove the bridge if it is not repurposed soon.

Interest Earned on Investments 2019: Investments are primarily with Trust Indiana due to the best interest rate offered. Interest earned in 2019 was \$775,071.46, as opposed to \$385,983.68 in 2018 and \$107,389.27 in 2017. The reason for this increase is two-fold: there is more cash available to invest, and interest rates are higher. Ms. Wilcox's goal for 2019 was to earn \$600,000.

Prosecutor's Request to Move IV-D Office: The Prosecutor would like to move the Title IV-D Office back to the courthouse. Commissioner Grogg said that the Title IV-D Office is one of the most secure offices in the County. \$566,000 was spent on that building 9 years ago, and it was built just the way the Prosecutor's Office wanted.

MATTER OF 2019 RECEIPTS & EXPENDITURES AND TOTAL COMPENSATION

Auditor Jan Bauman presented the 2019 County Receipts and Expenditures and 2019 Total Compensation for County Officers, Deputies, and Employees report that was posted on Gateway, on the courthouse bulletin board, as well as at Eckhart Public Library Genealogy Center, and Waterloo-Grant Public Library. Eldonna King made the motion to approve. Second by William VanWye, and all approved.

MATTER OF SALARY & HOURLY WAGE AMENDMENT ORDINANCE 2020-OCC-2

Bi-weekly wages for the Assistant County Nurse and RN Full Time as well as per diem for the Clerk's Election Division are being addressed with this ordinance.

Eldonna King made a motion to approve the 2020 Salary and Hourly Wage Amendment Ordinance 2020-OCC-2 on the FIRST Reading. David Yarde seconded, and all approved.

William VanWye made a motion to suspend the rules to pass the 2020 Salary and Hourly Wage Amendment Ordinance 2020-OCC-2 on the 2nd and 3rd Readings. Eldonna King seconded, and all approved.

Eldonna King made a motion to approve the 2020 Salary and Hourly Wage Amendment Ordinance 2020-OCC-2 on the SECOND and THIRD Readings. William VanWye seconded, and all approved.

MATTER OF GARRETT ECONOMIC DEVELOPMENT BOARD APPOINTMENT

David Yarde made a motion to appoint Milton Otero to the Garrett Economic Development Board for the term beginning February 1, 2019 and ending February 1, 2023. Second by Amy Demske, and all approved.

MATTER OF ABATEMENT COMPLIANCE DETERMINATIONS AND 45-DAY WINDOW

Auditor Bauman explained that per I.C. 6-1.1-12.1-5.9(b), if a company receiving an abatement is not in compliance, then the designating body needs to make the formal determination within 45 days of the May 15 CF-1 Form filing deadline, or by the end of June. Council will need to make their determinations during the June 1st meeting if they do not want to hold a special meeting prior to June 30th.

MATTER OF STATE CALLED MEETING FOR COUNCIL

The proposed date for the State Called Meeting is May 30 in Noblesville.

MATTER OF ADJOURNMENT

Amy Demske made a motion to adjourn at 11:19 a.m. Second by David Yarde, and all approved.

MATTER OF MINUTES FROM JOB CLASSIFICATION COMMITTEE MTG ON 1-31-2020

The Job Classification Committee met on January 31, 2020 at 9:00 a.m. in Commissioners Court. Present were Amy Demske, Martha Grimm, Robert Krafft, Dotty Miller, and Susan Sleeper. Five items were discussed in detail. Synopsis here:

- 1) Title IV-D Director – Current FLSA status is Non-Exempt. Proposal to change to Exempt. Amy Demske moved and Bob Krafft seconded that the sub-committee recommend to Council that this position be changed from Non-Exempt to Exempt.
- 2) Soil & Water District Program Coordinator – Currently in PAT B. Proposal to move to EXE. Dotty to contact WIS to see why this position was classified as it was and question the points attributable to this position and how they compare to EXE category.
- 3) Veterans Services Officer – Currently in PAT B. Proposal to move to EXE. Dotty to contact WIS to see why this position was classified as it was and question the points attributable to this position and how they compare to EXE category.
- 4) Sunny Meadows Director currently classified in SO. Proposal to move to EXE. Dotty to contact WIS to see why this position was classified as it was and question the points attributable to this position and how they compare to EXE category.
- 5) Development Services Building Inspector – Current hours are 8 a – 4 p. Proposal to change to “As Assigned.” Tabled until the next meeting since not on published agenda.

There was also discussion on just how detailed the publication of the meetings need to be. Susan to research. The meeting concluded at 9:59 am. The next meeting will be held in the Human Resources Office on February 18, 2020 at 9:00 am. Minutes submitted by Dotty Miller to Auditor.

DEKALB COUNTY COUNCIL:

Richard Ring, President

William VanWye, Vice President

Eldonna King

Robert E. Krafft

Martha Grimm

David Yarde

Amy Demske

ATTEST:

Jan Bauman
DeKalb County Auditor