

Commissioners Meeting

February 5, 2024

Present: Mark Koors, Jeremy Pasel and Tony Blodgett

President Koors welcomed everyone to the Commissioner's February 5th meeting; he then announced Title VI forms are available for anyone who would like to fill out and turn in at the Auditor's office.

Chad Smith led the Pledge of Allegiance to the Flag; then Steve Frensemeier offered a prayer.

(Meeting minutes, payroll and claims are emailed to each Commissioner each Thursday before their Monday meeting)

Mr Pasel moved to approve the January 16th meeting minutes, Mr Blodgett seconded and Mr Koors concurred.

Mr Blodgett made a motion to approve the claims, Mr Pasel seconded, and Mr Koors concurred.

Mr Pasel moved to approve the January 19th payroll, Mr Blodgett seconded and Mr Koors concurred.

Mayor Josh Marsh on behalf of Greensburg Redevelopment Commission spoke of their interest in purchasing the old jail lot on Railroad St. They would like to find a developer for market rate, multifamily housing. This would house approximately 50 – 80 units. The lot has been appraised at \$119,000. Greensburg RDC is willing to pay \$120,000. There would need to be an inter-government transfer done. Mayor Marsh stated this would bring the property back into use and give different housing options we currently don't have. He suggests the Communication Tower that is on the lot be set as a permanent easement. Doing it this way prevents setbacks from property lines and eliminates County responsibility for sidewalks, curbs, and alleys. Mr Blodgett is glad to not have to move the tower. Mr Pasel asked if there are any interested developers. Mayor Marsh stated that there are and he doesn't foresee any issues finding one. Mr Koors expressed his concern about the amount of the appraisal. He stated the County spent over \$100,000 on tearing the old building down. Mr Pasel stated the benefits outweigh the lower cost and made the motion to sell to RDC for the price of \$120,000. Mr Blodgett seconded. Mr Koors voted against the motion. The agreement will be signed at the next meeting in two weeks.

Amy Hauptert, Midwest Deferred Comp Specialist discussed the current 457 plan for employees with One America. There have been a lot of changes recently and One America is not staying up to date on compliance issues. Amy and her team scoured the market for a better fit and came up with Lincoln Life. They are a company out of Fort Wayne, IN. All current funds with One America now will move right over to Lincoln Life. Employees should not have any negative impact on their investments. Lincoln Life will cover any surrender charges if they arise.

Highway Superintendent Todd Houk told Commissioners the INDOT files for bridge inspections have been submitted. He also received permission to start the bridge contract for 2025-2028. Employees have been out patching, laying stone, spot ditching, and line of sight. As far as road edging that was discussed in the last meeting, they are having to hire a contractor to finish the edges of the roads just paved. He asked if after 2027 should they consider budgeting for the equipment to do this task or continue to hire out? Mr Koors asked if they had done any figuring on the cost per mile but knew each road would be different. Mr Blodgett did some research on widths of vehicles versus width of roads. A 20 ft road doesn't leave 2 trucks with trailers much room to pass each other and stay on the road. Mr. Houk said this is a good start and will get a plan going for the future.

Mr Koors presented **Pay App #16 from GM Development** for work completed through December 31, 2023 in the amount of \$746,286.19. Redevelopment Commission has \$161,720.00 left to pay. County is responsible for the balance and will pay from the sale of the old highway property. Mr Pasel asked if there is any work to be finished at the new highway property. Mr Houk said there is still some electrical work to be done along with a control panel to be installed. There have been a few minor repairs done over the last couple of weeks by the subcontractors. The generator is still outstanding. Mr Houk said he made sure they are getting issues resolved within 24 to 48 hours turn around. Mr Pasel made the motion to pay Pay App 16, Mr Blodgett seconded and Mr Koors concurred.

County Building Inspector Kenny Buening reported he has completed 33 building inspections, issued 16 new building permits with plan reviews and 2 permit renewals in the past two weeks. He also issued 3 red tags: 2-meter base related, and 1 for posts in the ground without permit. The 2 meters were corrected, and the posts ended up just being for decorative lights around a deck which did not need to be permitted. Mr Buening did a follow-up visit to a property in Letts. The property has a new owner, and he hopes to get the clean up finished in a few weeks. There is a property with vehicles that have had several letters sent, the next step is to send a wrecker with a Sheriff Deputy to remove the vehicles. Any costs associated with this will be added to the property as a lien. Attorney Chad Smith stated Commissioners will need to first get an order from the Court to give the building commissioner permission to remove the vehicles. Area Plan has \$500.00 budgeted for blighted property clean up. Commissioners will look into paying the remainder from Plans and Implementations.

Area Plan Director Krista Duvall brought forward the **Storm Water Drainage Ordinance and Technical Manual**. Kerry Daily with Christopher Burke Engineering was on hand for discussion. The updated ordinance followed LTAP models developed out of Purdue University. Many places use these model documents and adjust to their needs. Mr Daily recommends having the ordinance separate from the Technical Standards Manual. This will allow APC to make changes without changing the whole ordinance. Mr Blodgett asked for a general description of what the ordinance pertains to. Mr Daily said anytime there is a 10,000 square feet (1/4 acre) disturbance of ground, adding structures, filling, cutting, or paving that could increase runoff would need to be looked at. APC heard the ordinance twice and unanimously approved. Mr Pasel moved to approve, Mr Blodgett seconded and Mr Koors concurred.

Commissioner Attorney Chad Smith spoke on behalf of the Hickory Mental Health update. There was a miscommunication on what they provided and what the statute says is needed to pay from tax money under State Law. Hickory Mental Health is not a Certified Community Health Center by Indiana Division of Mental Health and Addiction. Therefore, the funding is unavailable and would be violating the statute.

Allison Beck with Mainstreet Greensburg talked about the Franklin St closure. The Farmers Market will set up vendors on the South side of the square. Mr Koors said parking in the employee parking lot will be difficult with the street closing. Mr Koors asked for them to have a back up plan in case the South side will not accommodate everyone. Commissioners will do some more studying and come back with a discussion in two weeks.

3 bids were received for the **Courthouse fan coil quotes** – 13 units on the first floor with disposal of all old units. A carpenter will be hired separately for the old woodwork. Air One \$92,610.00; Koors Heating and Cooling \$73,440.00 and Peine Engineering \$103,639.00. Mr Pasel moved to accept a bid from Koors Heating and Cooling, Mr Blodgett seconded and Mr Koors concurred.

Old Reservoir Property is closed due to liability purposes. Commissioners do allow hunting and trapping by permit only. A liability waiver is required to be signed and turned into the Auditors Office. Rob McIntire asked if there is a plan to make sure the public is aware of the ability to hunt and trap. Mr Pasel does not have an issue with anyone that wants to go out there for these purposes only. However, the Commissioners do not want to see it turned into a nuisance like it was in the past with unsupervised activities. George Reiger and REMC have a key to the gate. Mr Pasel asked if it would be beneficial to move the gate forward to have more parking spaces. This will allow farmers to get past. Putting the permits online was discussed but the Auditor's office will still need waivers physically signed. Mr McIntire asked if there could be a clean up process to clear paths and cut down nuisance honeysuckle. Mr Pasel suggested he come back with a proposal at the next meeting.

Solar Eclipse Update: Mr Blodgett brought an invoice for the petting zoo and pony rides for \$3,732.50 for approval. They will be set up inside a building at the Fairgrounds for rain or shine. Free to the public. There will be inside and outside vendors, camping, food trucks, etc. from Saturday, April 6th to Monday April 8th. Mr Pasel made a motion to approve, Mr Blodgett seconded and Mr Koors concurred.

Attorney Chad Smith and Bryan Robbins received a letter from **RWE** concerning the Solar Project on the North side of County of an offer to County for Professional fees. They are asking for the ability to use financial advisors Baker Tilly and County Attorney Chad Smith for various aspects of the analysis including a complete financial breakdown, tax abatement, economic development agreement, road agreement, and decommission agreement for a maximum of \$90,000 in fees to cover costs. This is NOT an approval of project, but an ability to get more information to make informed decisions. Mr Pasel asked who will track dollars spent and if they have authority to stop work. Mr Smith said yes, he is an employee of Commissioners. Mr Smith believes the budgeted amount is sufficient and does not see it going over in the allotted 30 days. Mr Robbins said a clause can be put into place that the County will not be held

responsible for any additional costs above the budgeted amount. Mr Pasel made a motion to approve the agreement; Mr Blodgett seconded and Mr Koors concurred.

County Extension Director Chris Fogle brought the Contractual Service Agreement in the amount of \$123,785 that is signed between the County and Purdue University and the partnership that is agreed upon. Decatur County provides financial support for County Extension services and the four areas of education. Mr Pasel made the motion to approve; Mr Blodgett seconded and Mr Koors concurred.

Mr Koors read a letter from the Bread of Life thanking them for their past funding. Upgrades could not have been made without this support. In 2023 there were 28,972 hot meals served, 193,412 pounds of food donated and rescued, 2,097 blessing boxes given to provide additional 18,873 meals. Commissioners appreciate all that they do.

The next Commissioners meeting will be February 19th, 2024, beginning at 8:00 am in Room 106.

With nothing else to come before the Commissioners, Mr Blodgett made the motion to recess, Mr Pasel seconded the motion and Mr Koors concurred. Metting recessed.

Attest: _____

Date: _____