

## Commissioners Meeting

February 19, 2018 8:00 a.m.

**Present: Rick Nobbe, Jerome Buening and Mark Koors**

After **Commissioner Nobbe** called the February 19<sup>th</sup> Commissioners meeting in session, he announced **Title VI voluntary survey forms** are available on the table by the door for whoever would like to complete one to turn in to the Auditor's office.

Upon reviewing the February 5<sup>th</sup> meeting minutes, two corrections were made; then Mr Buening moved to approve as corrected, Mr Koors seconded and Mr Nobbe concurred. Mr Koors moved to approve the February 12<sup>th</sup> jail meeting minutes, Mr Buening seconded and Mr Nobbe concurred. Mr Koors moved to approve the claims, Mr Buening seconded and Mr Nobbe concurred.

**Highway Superintendent Mark Mohr** has discussed creating an ordinance for the unofficial detours **INDOT** has set for their three projects on South State Road 3 near Sardinia. **County Attorney Ken Bass** has written an ordinance setting weight limits on the unofficial detour roads, effective April 1<sup>st</sup> through September 1<sup>st</sup>, 2018. Mr Koors moved to approve **Ordinance 2018-3**, Mr Buening seconded and Mr Nobbe concurred. Mr Mohr asked for the Commissioners' approval to pursue the purchase of two dump trucks. He and his foremen have put detailed specs together for bidding through the **National Joint Power Alliance**. The specs are for the cabs and chassis as Mr Mohr prefers his men mount the beds and snow equipment. He will present his request for additional monies within the Highway Fund for the estimated \$200,000 per truck to the County Council on February 20<sup>th</sup>. He has received bids from: **Kenworth- \$132,203 per truck; Mac- \$135,508 and International- \$135,163**. Mr Mohr expects the delivery for the two trucks to be late summer- early fall. The Commissioners discussed buying locally if it is legal to accept a higher bid (International). The Kenworth would be out of Indianapolis, so service would be a distance-issue. Mr Buening made a motion to move forward in purchasing the International trucks with the Council's approval. Mr Koors seconded the motion and Mr Nobbe concurred. Mr Mohr reminded the Commissioners about the opening of the stone and fuel bids at 9:00 am at their March 5<sup>th</sup> Commissioners Meeting.

The **Emergency Advisory Board** met last week and discussed purchasing a **F750 truck** from Hancock County for \$20,000. It only has 28,000 miles on it. This truck has a 'bed with six doors', a generator and the ability to fill air packs on site. The Highway Department is interested in using **EMA's used 2005 F350** truck. Mr Buening moved to approve the \$20,000 to purchase the F750, Mr Koors seconded and Mr Nobbe concurred.

Alan Lowe presented a request to close a portion of **Millhouse Road (CR 60 E)** on August 25<sup>th</sup>; 8:00 am to 11:00 am for the **Sixth Annual On Eagles Wings 5K Run and Walk**. The Highway Department has signage which they put up well in advance of August 25<sup>th</sup>. Commissioners agreed the closure is for the safety of the participants. Mr Koors moved to approve the request, Mr Buening seconded and Mr Nobbe concurred.

**Area Plan Director Krista Duvall** presented two rezoning ordinances for the Commissioners review and approval. Mr Buening moved to approve **Ordinance 2017-17**, Mr Koors seconded and Mr Nobbe concurred. The petitioners, Eric and Mercedes Bare, requested 2.99 acres out of 4.895 acres to be rezoned from A-1 to A-2 for the purpose of building a single family detached dwelling. The second ordinance filed by petitioners Scott and Tammie Phillips, was also for a rezone of 2.99 acres out of 8.935 acres from A-1 to A-2 for a single family detached dwelling. Mr Koors moved to approve **Ordinance 2017-20**, Mr Buening seconded and Mr Nobbe concurred.

**Area Plan Building Inspector Kenny Buening** presented his report: completed 33 building inspections in the last two weeks and issued 10 new building permits and issued one 'red tag' to a property owner who failed to apply for the proper permits. On February 7<sup>th</sup>, he emailed Jim Ude of **INDOT** regarding Robert Wall's vehicles sitting on the State's right of way. Mr Buening has not received any response from Mr Ude.

**County Assessor Dorene Greiwe** presented a contract with **Ad Valorem Solutions** for the **2022 Annual Adjustment and Cyclical Reassessment**. Ms Greiwe explained our current contract is with **Ad Valorem**

and she is very satisfied with the work they do. Mr Buening moved to approve the contract with **Ad Valorem Solutions**, Mr Koors seconded and Mr Nobbe concurred.

The updated ambulance support/service agreement with **Decatur County Memorial Hospital** now lists the VIN numbers for the five ambulances in use and the two support vehicles. This agreement will continue to 'rollover' unless either **DCMH** or the Commissioners have issues. Mr Koors moved to enter into this service agreement, Mr Buening seconded and Mr Nobbe concurred.

Mr Buening moved to approve the Assessor's request for a county credit card to be used mainly for conferences. Mr Koors seconded the motion.

Mr Nobbe stated the **Emergency Management Advisory Board** met last week to choose a full-time **EMA Director** to recommend to the Commissioners for appointment. Mr Koors moved to appoint/approve Brad Speer as the new **EMA Director**. Mr Buening seconded the motion and Mr Nobbe concurred. Rick Johnson will move to the **Assistant Director** and Rob Duckworth will 'backfill' as needed.

A property owner asked for the Commissioners' help to form a new conservancy board for the **Lake McCoy Conservancy District**. Mr Nobbe explained since that conservancy district is a taxing unit; the Commissioners do not have any authority over it.

**County Treasurer Brenda Dwenger** advised the Commissioners her office mailed 'courtesy letters' to delinquent property tax owners to pay what they owe or the Treasurer may intercept any State Income Tax Refunds to pay those delinquent property taxes. Ms Dwenger stated over \$41,000 has been collected in delinquent property taxes since those letters were mailed.

Ms Dwenger and Ms Greiwe asked for changes to our personnel policy to allow using county funds to pay for valet parking at conferences and continuing education classes. Parking garages may be two or more blocks from these conferences and classes, as well as not being the safest places for anyone, especially an 'out of town'er'. Commissioners agreed to discuss changes with the Personnel Administrative Committee.

**E911 Director Erika Free** told Commissioners the two 911 Supervisors' positions have been filled; now she needs two more people to work the consoles.

Mr Koors moved to select **Scholle's Land Surveying Inc** to perform a boundary survey to combine the three parcels into one parcel for the new jail project. Mr Buening seconded and Mr Nobbe concurred.

**Jeff Lyness of Maxwell Construction** outlined some updates to the proposed contract with **Elevatus Architecture**: some design services on the new soccer fields- valued at \$10,000; four stages/phases for payment; Commissioners need to approve the 'reimbursable expenses'; added exhibits modify the first page of the contract. Mr Koors moved to approve/sign the **AIA-B132-2009** contract with **Elevatus Architecture**. The motion was seconded by Mr Buening and Mr Nobbe did concur.

A conference call with **Rick Hall of Barnes and Thornburg** provided an opportunity to ask questions on the timetable of the jail building corporation lease rental revenue bonds, series 2018. **Elevatus' Michael Gouloff** set a target date of May 15<sup>th</sup> to accept bids for construction; with a July 1<sup>st</sup> date to start construction. Mr Hall recommends not selling any bonds until we have the bids in hand so we have a better idea of costs. **Matt Eckerle of H J Umbaugh and Associates** advised the Commissioners and Council need to decide what will be paid for by the bonds and what will be paid for with cash on hand. A general operating budget for the new jail will need to be created for the Council's approval and later the **DLGF**. The Commissioners and Council need to decide what 'cushion of lease payments' they want to keep on hand. Mr Hall recommends the Commissioners ask Andy Scholle to survey one parcel for the new jail and a separate parcel for the existing Sheriff's building since the new jail parcel will technically belong to the 'building corporation' until the bonds are paid off.

A petition requesting a new jail be built and signed by fifty taxpayers needs to be presented to the Commissioners. The County Auditor will verify those fifty signatures are property owners in Decatur County. Also, the Commissioners need to identify three people to serve on the **Building Corporation**. The Building Corporation and Commissioners will formally approve the 'lease' and the Council has to 'commit the funds'. There is a thirty-day objecting period once the lease is executed. Two appraisals of the jail site are required so that property can be transferred to the **Building Corporation**

Mr Eckerle explained two ways to sell the bonds to finance this jail project: a competitive sale or a negotiated sale where an underwriter would purchase the bonds and then market them on a secondary market. The Commissioners also need to select a 'trustee bank' to hold the proceeds of the bonds.

**Umbaugh** will collect the RFP's for the bonds to present those documents to the Commissioners sometime in April.

With nothing else to come before the commissioners Mr Buening moved to recess, Mr Koors seconded and Mr Nobbe concurred.

The next Commissioners meeting will be March 5th, 2018 at 8:00 a.m.

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Richard J Nobbe, President

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Attest \_\_\_\_\_

Date: \_\_\_\_\_