

Commissioner Meeting
February 17th, 2014 8:00 a.m.
Room 106

Present: Jerome Buening, Rick Nobbe, John Richards, Tami Wenning

Commissioner President Jerome Buening opened the meeting. Minutes and claims were approved as presented.

County Highway Superintendent Mark Mohr discussed the Bridge 2 (Old Hwy 421) bridge letting. He reported that Dave O'Mara was the low contractor but was still over the amount figured on the engineering estimate. He said that INDOT agreed to do a supplemental \$111,000 so the county match on the project would be \$299,000. In order to move forward, the Commissioners need to give their approval to Mr. Mohr to award the contract to O'Mara. Mr. Nobbe moved to award the contract, Mr. Richards seconded the motion and the motion carried. Mr. Mohr stated that he would let INDOT know of their approval.

The Federal funding for Bridge 168 on CR 1100 S was approved. After Road School, Mr. Mohr will organize a meeting for RFP's. The full amount of the request was awarded. This project will most likely be a 2017 construction project. Mr. Mohr stated that they've been pushing a lot of snow. Mr. Nobbe inquired about brine and Mr. Mohr reported there is still brine available. Mr. Mohr indicated he would like to hang onto the last of the brine to make sure there aren't any late season surprises. He reported that the small amount of brine leftover from last year was used as dust suppressant on gravel roads.

Mr. Mike Walker, President of the Decatur County Redevelopment Commission gave a brief history on the formation of the commission and what the commission's major responsibilities are. Mr Walker then discussed components of the original 2006 plan and reported that the commission is currently putting in a lot of time working on the 2014 Plan. He discussed the various steps that had been taken and the steps remaining in order to get the 2014 Plan ratified.

Overall, the RDC is proposing creation of an "Economic Development Area" around the existing TIF district. The expansion of the footprint would enable revenue generated by the TIF district to be able to be used for enhancement in the expansion area to help with potential future development in the larger area. Mr. Walker discussed the various meetings that have been held and some of the many questions that have been asked and answered. At a meeting on February 5th, the RDC presented its proposed plan to the APC for their review and approval. With the scope of the proposal, the issue was tabled so that members would have time to review the proposal. There were additional meetings. Mr. Walker discussed past projects that RDC has allowed TIF money to be used for and potential projects listed in the 2014 plan that could possibly be funded. Mr. Walker presented a list of potential projects to the commissioners. He also stated that a list of properties in the proposed area is on their proposal because the law says the properties within the boundaries of the EDA need to be identified.

Mr. Brian Keith, Secretary to the RDC, stated that he thought the proposal conformed with the Area Planning Commission's Comprehensive Plan. He submitted maps to the Commissioners that outlined

the proposed EDA and discussed in great detail the Transportation Plan portion from the Comprehensive Plan. During his discussion of the various roads, streets and intersections in the proposed area, he pointed out that if the proposed EDA came to fruition, the excess TIF money could support any projects that would pop up in the area. He discussed the merits of being proactive.

By expanding the footprint, excess revenue could then be spent within the confines of the larger footprint to upgrade infrastructure. Although it does open the door to creation of a TIF district, that is another whole set of public meetings and it isn't necessary at this time. Mr. Jim Saler, the newest RDC member, discussed APC/BZA member Albert Armand's concern about the size of the footprint. He felt if we incorporate that big of an EDA, if anyone comes back and wants any portion of that area developed that Area Plan would be obligated to okay the request. Mr. Saler voiced his concern about Mr. Armand's view of the situation. Mr. Keith stated that the RDC can't make things happen, but can make things be ready if something should happen. He said they want to use a proactive approach.

Mr. Buening asked if Economic Development Director Marc Coplon had any input. Mr. Coplon stressed the importance of attracting development with ready utilities and shovel-ready certification. He also pointed out that there is no "eminent domain" authority. If landowners do not want to sell to a developer, no one can make them. He cited the original land that Honda wanted to acquire and the refusal of a pocket of landowners causing the project to move. Mr. Coplon also spoke of transparency and the importance of this information being presented clearly and concisely so that the public is aware of what is happening. 300 plus property owners will be invited to discuss what the proposal would mean at a future public hearing.

Mr. Walker reiterated that the County Comprehensive Plan was taken into account during the formation of the RDC's proposal. He discussed the five step process they needed to go through to get the proposal accepted and are really only at step two. Mr. Walker stated that the Redevelopment Commission has another public meeting scheduled for February 25th and the Area Planning Commission members are aware of the meeting date.

Mr. Jeff Hermesch, County Extension, was in to introduce himself to the County Commissioners.

Ian Ewusi, Indiana Emergency Response Commission, was in to outline the responsibilities of the Local Emergency Planning Commission (LEPC). Mr. Ewusi is specifically involved in the chemical division of the IERC. Because his division hasn't been kept informed about Decatur county LEPC activities, Mr. Ewusi came to the meeting to make the Commissioners aware that having an "inactive" status can keep the county from being able to utilize certain funds normally available to them. The county needs to have a certain number of meetings and needs to have "exercises" on how to handle different hazmat situations. Certain local organizations have to be involved in the tabletop exercises for the exercise to be considered a success. Mr. Nobbe mentioned that he is a member of the LEPC and that a meeting is scheduled for later this same week. He stated that Mr. Ewusi's visit might be the catalyst needed to get the group kickstarted again. Mr. Ewusi stated that his primary focus is on chemicals and based on the footprint of where chemicals are stored in our community, we would have a serious issue if there were a problem. He would like to be able to report a favorable response to the state by March 10th and that

would perhaps negate the direction the state is currently headed in regard to inactivating the local commission. Mr. Duckworth talked about the reporting requirements and the logistics of getting enough groups to attend a table-top exercise. Our county has been recognized for administrative excellence. There just aren't enough volunteers to keep all of the reporting up to speed. Mr. Nobbe stated that although the ball may have been dropped on this issue, the county has more than made up for it with the great strides taken in other emergency areas. The commission just needs to do what it takes to get back in good graces with the state and that is the intention. The Commissioners thanked Mr. Ewusi for his visit.

Mr. Duckworth presented three grant agreements for acceptance. After some discussion, Mr. Nobbe moved to allow District 9 to purchase an additional 40kw generator not to exceed \$30,000. Mr. Richards seconded the motion. The motion carried and Mr. Buening concurred.

Mr. Richards moved to approve grant from the Department of Homeland Security in the amount of \$50,000 for District Administrative costs. Mr. Nobbe seconded (with a note to accept with the purpose of carving out enough to pay a lesser amount for administration). The motion carried.

Mr. Nobbe moved to accept Maintenance Admin fees for overseeing 2013 district 9 grants through Decatur County in the amount of \$1536. Mr. Richards seconded the motion. The motion carried.

Mr. Duckworth will use the \$1536 to purchase a digital copier/scanner. The Commissioners signed the grant agreements.

Marsha Miller Smith of Neace-Lukens distributed insurance plan options. There was much discussion on what it was believed that the council wanted and about the options presented. The newest recommendation also included changing the network. Mr. Nobbe stated that he would like time to forewarn employees about changes so that employees could begin to plan ahead. Many ideas were thrown around and different options discussed. There was much more discussion but no decisions were made. A proposed list of changes was created with Neace-Lukens planning on putting together a new quote and Commissioner Nobbe contacting several different county people and a teleconference was scheduled for Thursday morning during which a decision will be made. Open enrollment needs to be scheduled for next week. Auditor Wenning will advertise a special session for Thursday at 8:00 a.m.

A letter from OCRA was received approving the extension for the Letts VFD grant.

There was mention of a state-wide promotion for healthier communities that would partner several local groups.

Mr. Nobbe mentioned that there is a Decatur county resident interested in purchasing property known as the "old Johnson Wholesale building" and that the city is also interested in obtaining the property. Mr. Nobbe asked that the proper procedures be followed to get the property back onto the tax sale list and that the necessary follow-up take place in a timely fashion to allow the process to work as intended. County Attorney Peg Polanski explained that the proper process is so multi-faceted that it is a very

complicated process. The property had been on the 2012 tax sale but the time for the county to take action had expired.

President Buening mentioned changes that he had read about in an AIC bulletin.

Mr. Nobbe discussed that the contract with DCMH isn't able to be utilized at this time. He has contacted Peine to do an HVAC service for the courthouse only for \$10,200 per year which includes filters and regular services.

Beth Blasdel and Amy Wickens both tendered resignations from the Region 9 Workforce board. Mr. Buening wanted to publicly thank both women for their service and Mr. Nobbe will work on finding new candidates. There was also mention of the 2016 Bicentennial celebration for Indiana and a move to get functions to celebrate the event. There is grant money available and Mr. Nobbe forwarded the information to Bryan Robbins.

Mr. Richards mentioned that Bill Meer of Bruns and Gutzwiller has contacted him regarding tuckpointing work on the tower. He is still working on bids and will be waiting on warmer and drier weather. Mr. Nobbe asked Mr. Richards if he would follow up and coordinate getting the tree trimmed during the tower work since a lift would be needed for both.

Titles were signed for vehicles being traded in by the sheriff's department.

A committee to determine common construction wage needs to be established for the library. The committee has to consist of five members, all meeting different criteria. Gerald Lawrence was chosen to be the industry representative on the board. The appointment letter was signed by Commissioner President Buening and Auditor Tami Wenning will forward copies to the appropriate parties.

Mr. Richards moved and Mr. Nobbe seconded a motion to recess the meeting at 10:35 a.m.

The Commissioners will resume session at 8:00 a.m. on Thursday, February 20th to discuss reinsurance.

Jerome Buening, President

Attest _____

Date _____