

Commissioners Meeting
April 16, 2018 8:00 a.m.

Present: Rick Nobbe, Jerome Buening and Mark Koors

Mr Nobbe called the April 16th, 2018 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 and turn into the Auditor's office.

Meeting minutes for April 2nd were reviewed, Mr Koors moved to approve those minutes, Mr Buening seconded the motion and Mr Nobbe concurred.

The April 9th jail related minutes were reviewed, Mr Buening moved to approve the minutes, Mr Koors seconded the motion and Mr Nobbe concurred.

Mr Koors moved to approve the accounts payable claims and the payroll claims as presented. Mr Buening seconded the motion and Mr Nobbe concurred.

Highway Superintendent Mark Mohr reported the drainage easement issue in Burney has been addressed by having **County Attorney Ken Bass** draw up an agreement for the Commissioners and the affected property owners to sign allowing the Mr Mohr's employees to improve/fix the problem. Mr Mohr stated some of the issues are between property owners and the Court. He asked the Commissioners if they would sign the agreement (which they said yes) once the property owners agree to sign. The 'patching crews' have been running continuously as weather permits. The three-piece structure for Culvert 330 should be delivered April 17th and with ten days of work will be reopened. Another project will be putting pipes in at County Roads 640 North and 500 East. Mr Mohr hopes to get our share of the 'millings' from the Interstate 74 resurfacing project which runs through 2019. At \$5.00 a ton delivered, he requested the Commissioners' approval to get some of those millings for a dead-end street which property owners are in agreement to share those costs. Mr Mohr hasn't received much information on this year's **Community Crossing Grants**, whether it's still 80/20; so he doesn't want to spend too much of our budget until **INDOT** issues 2018's grant info. Mr Nobbe read a letter he received from Mr and Mrs Don Duvall praising Decatur County's Highway guys stating they outperform neighboring counties.

Area Plan Director Krista Duvall presented four petitions for the Commissioners review and approval: **2018-1**, petitioner Tim Fultz requested rezone of 2.99 acres out of 6.63 acres from A-1 to A-2. Mr Buening moved to approve 2018-1, Mr Koors seconded and Mr Nobbe concurred. **2018-5**, Ms Duvall contacted property owner Marion Washburn about the I-1 zoning on her 2 acres (1.07 acre parcel and a 1.015 acre parcel). Ms Washburn originally was going to open an 'assembly warehouse', but it was never built. The zoning for this property should be put back to A-1 for a better fit for the area per Ms Duvall. Mr Koors moved to approve 2018-5, Mr Buening seconded and Mr Nobbe concurred. **2018-6**, owner Steven Bennett wasn't aware of the I-2 zoning on his 3.36 acre tract which was split off of a larger tract formally used by **Letts Hardware**. The zoning for this 3.36 acre tract was also non-conforming with adjoining parcels. Mr Buening moved to approve 2018-6, Mr Koors seconded and Mr Nobbe concurred. **2018-7**, property owner Jennie Bare had part of the 8.577 acres zoned B-2 and a small part zoned A-2 with a survey which was never completed nor recorded. Ms Bare's business zoning again doesn't fit the area according to Ms Duvall as it should be A-1. Mr Koors moved to approve 2018-7, Mr Buening seconded and Mr Nobbe concurred. Ms Duvall will notify the County Assessor of these zoning changes so they can adjust their records.

Area Plan Building Inspector Kenny Buening reported he completed 35 building inspections in the last two weeks and has issued 8 new building permits. On April 2nd, he received a complaint of a water pipe crossing a road at Lake McCoy. He found/saw water pipe, took pictures and called the property owner and left a message. The owner finally left a message for him on April 6th. **Rural Water** ran the pipe over the road due to many leaks in the existing water lines- they just hooked that pipe into their 'main' to 'feed' all the little trailers. **Rural Water** plans on pressure testing, then fix all of those leaks. Two citizens voiced concerns: one was about the metal bands placed on the clock tower: they believe those strips will get extremely hot and dry up all of the water/moisture in the limestone and starve the tree. The second citizen reported exposed wiring near an LP tank refilling station. Kenny did speak to the owner about an expired building permit; he did inform them the wiring should be enclosed in conduit and their permit needs to be redone for the canopy over the handicap area. He received a letter of complaint on April

13th about a residence in Sandusky; he visited the property to take pictures and drafted a letter to be sent to the property owner.

Steve Leist and Lance Stemler of Assured Partners presented the proposal of insurance for the County's property and casualty liability insurance. Mr Leist reported the \$25,000 deductible for coverage for Law Enforcement has been negotiated down to \$15,000 for May 22, 2018 thru May 22, 2019. The Commissioners agreed to approve this proposal at their May 7th meeting.

Kurt Kegerries of Work One Southeast presented an update on this region. He stated the general picture shows there are profound shortages of talent. This region has a 3.5% unemployment rate showing most of those wanting to work have a job. Unfortunately the low unemployment rate reduces the funding rate for our local **Work One office. JAG (Jobs for Graduates)** has begun working with schools/young people to teach them needed skills for the job market. Substance abuse is eroding our workforce while those who pursue higher education are leaving our state for better places.

Bryan Robbins, Executive Director of our local Economic Development Corporation, reported our community and ones similar to ours are looking for ways/incentives to attract businesses and skilled employees who are willing to relocate to our community. Mr Robbins believes Decatur County needs to 'toot our own horn' about the quality of life in Decatur County. He emphasized the need for high speed internet access as well as available housing. He welcomes anyone to stop by his office to discuss these subjects/topics.

Sheriff Greg Allen presented a request to purchase four new vehicles (total of \$134,000+) giving his department a total of sixteen cars for his deputies and three sheriff vehicles. He stated he has six vehicles with over 100,000 miles each- two of which he had to take off the road due to engine problems. After some discussion Sheriff Allen changed his request to three vehicles to be paid for out of the vehicles appropriation in the Cumulative Capital Development Fund. Per the April 13th location budget report, the vehicle appropriation line in Cum Cap has \$103,263 while the cost of three vehicles and 'light bars, etc' is \$106,048. Mr Buening moved to transfer \$4,000 from the office machine appropriation- 1138.44200.000.0391-to the vehicle appropriation- 1138.44107.000.0391- to allow the sheriff to purchase three sheriff's cars. Mr Koors seconded the motion and Mr Nobbe concurred.

Greg Fox of Dunn and Associates gave a brief report on the County's first quarter healthcare claims. With claims being down compared to last year, he hopes that trending continues.

The **Decatur County for Kids group** submitted a "Request for Use of Facilities" for the month of April to place blue pinwheels on southwest corner of the Courthouse lawn. Per the Commissioners policy the pinwheels may only be displayed for seven days. Mr Koors moved to approve the request, Mr Buening seconded and Mr Nobbe concurred.

Commissioners received information on contracts from **Pinnacle Mailing Products/Pitney Bowes and Neopost Business Solutions** for the postage meter in the employees' lounge. The current contract with Pitney Bowes expires September 9, 2018. Mr Buening moved to approve the contract with **Pinnacle Mailing Products**, Mr Koors seconded and Mr Nobbe concurred.

Two financial companies, **Maximus and Dossett Consulting LLC**, have submitted contract proposals for the County's **Cost Allocation Plan (CAP)** reimbursement from the State. Currently **Maximus** is in the last year of their three-year contract with Decatur County. The **CAP** reimbursement is a percentage of the 'indirect costs' incurred by the County for administration of the **Clerk's and Prosecutor's IV-D child support services**. Mr Koors moved to approve a three-year contract for the **CAP** reimbursement with **Dossett Consulting**, Mr Buening seconded and Mr Nobbe concurred.

Rob Duckworth told the Commissioners the **Letts Communication Tower** is fully constructed. **Frontier** has failed to complete the work with **AT & T**. Mr Duckworth plans to file a complaint with the **State's Utility Regulation Office**. Mr Nobbe reminded Mr Duckworth to contact **Assured Partners** to add the tower and equipment to our insurance coverage.

Mr Buening moved to recess in order to hold their **Board of Finance** meeting, Mr Koors seconded and Mr Nobbe concurred.

Mr Nobbe reconvened their April 16th meeting.

Mr Koors moved to approve the **Courthouse Renovation Agreement with Main Source Bank, extending the draw period to June 30, 2018**. Mr Buening seconded the motion and Mr Nobbe concurred. During last Thursday's walk-through with reps from **Arsee and Bulley and Andrews** some damage spots to the

roof and stuff not re-attached in the clock tower were put on the punch list. Mr Nobbe has been working with our County Treasurer to pay this loan off early.

The Commissioners have received the Auditor's Certificate stating four petitions containing seventy-two property owners' signatures were submitted and sixty-seven signatures were verified. Mr Buening moved to approve **Resolution 2018-4**, Mr Koors seconded and Mr Nobbe concurred. Resolution 2018-4 states the Board of Commissioners received and approved the petition of taxpayers requesting the leasing of certain jail facilities and taking other action regarding the proposed lease for property located at 319 South Ireland Street, Greensburg, Indiana. This resolution is a preliminary step to the lease agreement adoption after the public hearing.

Jeff Lyness of Maxwell Construction presented the geo-tech report which states some type of subgrade treatment will be required and the jail structure will have to be on geo-piers- both of which add costs. **Jail Commander Tony Blodgett** provided some statistics on average daily admissions, length of stay, number of inmates per block/cell plus the big turnover in jail staffing. Mr Lyness reiterated **DLZ's** projected jail population of 192 by 2040, 230 rated beds are needed to 'hit' that 80% capacity level. Mr Lyness stated the estimate for Decatur County's new jail, based on **Elevatus'** design modifications; with a June 2018 bid date is \$22,730,384 which includes the **Patriot** geo-tech report. He has talked to a lot of subcontractors- some showed interest while some are as busy as they want to be- picking and choosing what jobs they want. The **Association of Builders and Contractors of the nation** forecast material and labor costs could go up by five to ten percent by the end of 2018. Jail construction must be started by July 1st before the new law requiring a regional feasibility study before any new jail construction. Bill Meyerrose, investigator for the Prosecutor's Office, proposed getting the **Department of Correction** involved and instituting a purposeful inmate rehab program at the old jail. Mr Blodgett suggested in five to seven years adding another 'wing' just to the right of Wing B.

Matt Eckerle of H J Umbaugh addressed the funding side of the new jail project. He's estimating issuing a \$24,760,000 bond for funding the \$22,730,000. Part of the \$2,000,000 difference goes for interest to bond holders during construction. Capitalized lease financing is put in play as lease payments can't make on the facility until it is ready for occupancy. Property taxes will be 'backup' for the lease payments since there isn't any history for our 'special purpose jail income tax or LIT' as it began in 2018; which should help get a better bond rating. The **State Budget Agency's** estimated 2018 distribution of that LIT is \$2,827,728. Mr Eckerle stated the lease payment would be \$1,900,000 leaving about \$925,000 as a coverage factor not to have to use any property taxes unless the LIT distribution drops below the \$2,000,000 mark. The bonds will be structured so bondholders have a ten year guarantee of receiving interest.

Mr Buening moved to approve the new Decatur County Jail cost estimates (\$24,760,000) as presented by Mr Lyness and Mr Eckerle and to forward a recommendation to the County Council for their approval to fund this project. Mr Koors seconded the motion and Mr Nobbe concurred.

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

The next Commissioners meeting will be May 7th, 2018 at 8:00 am.

Richard J Nobbe

Attest: _____

Date: _____

