

Wells County Commissioners

Regular Session 2-19-2013

The Wells County Commissioners met in regular session on Tuesday February 19, 2013 at 9:30AM in the Commissioner's Room of the Wells County Carnegie Annex, Bluffton, IN. Those in attendance were Commissioners, C. Scott Mossburg and Blake Gerber. Also in attendance were County Attorney, Roy Johnson and County Auditor, Beth Davis. Commissioner Kevin Woodward was absent.

Minutes: Motion made by Blake Gerber, seconded by Scott Mossburg to approve the minutes from February 4, 2013 regular session. Motion carried 2-0.

Payroll: Commissioners approved Payroll #4 in the amount of \$201,865.28.

Claims: Commissioners approved 177 claims in the amount of \$121,856.77.

Wells County Sheriff: Monte Fisher reported 93 inmates, 4 are DOC and one federal. Sheriff Fisher presented a renewal agreement, with Stellar Services, LLC which provides items for the Commissary Program at the Jail. Motion made by Blake Gerber, seconded by Scott Mossburg to approve the agreement between Stellar Services, LLC and Wells County Sheriff's Department (Misc. 2013-04). Motion carried 2-0.

Wells County Highway Supervisor: Highway Supervisor, Ed Herman was ill and unable to attend the meeting but he did report that 6 proposals were received for the bridge inspections.

Wells County Highway Engineer: Toby Steffen, with Butler Fairman Seufert provided an update on the log jam on 600W. The landowner would like a License Usage Agreement with the county to go onto his land to remove the log jam or any future log jams. Toby's recommendation was to start in Liberty Center to repair or replace the sidewalks as suggested in the "Wells County ADA Transition Plan".

Bluffton Parks Department: Pam Vanderkolk and Lori Baumgartner with the Bluffton Parks Department have scheduled a triathlon for Saturday, August 3, 2013 from 8:00 to 11:00AM. During the triathlon participants will be using county roads so Ms. Vanderkolk and Ms. Baumgartner asked the commissioners to approve the use of county roads during the triathlon. The commissioners asked that the city of Bluffton add Wells County as an additional insured and to provide copies to the county attorney.

Economic Development Director: Tim Ehlerding informed the commissioners that Work One would be sponsoring an industrial maintenance workers class to be held at Norwell High School. Mr. Ehlerding would like to start a TIF district near Ossian which is outside the boundaries of the town of Ossian. Mr. Ehlerding is asking the commissioners to waive their jurisdiction and allow the town of Ossian to form the Ossian Redevelopment Commission and control the TIF District. Motion made by Blake Gerber, seconded by Scott Mossburg to have County Attorney, Roy Johnson prepare a resolution to waive the counties jurisdiction over the TIF area. Motion carried 2-0.

Wind Energy: APEX development manager, Rob Propes came before the commissioners with a power point presentation and asked the commissioners to amend the Plan Commission's recommendations to change the WECS ordinance. Wells County Economic Development director, Tim Ehlerding came before

the commissioners with his presentation of the economic impact analysis he put together for the Apex Wind Energy Project. Bill Morris and John Maddox representing the Wells County Concerned Citizens along with their attorney, Brian Hess came before the commissioners asking them to approve the changes to the ordinance as recommended by the Area Plan Commission. The only other comments from the crowd came from Ryan Beavans who stated that APEX has not yet paid for damages to his land from July 2012.

Zoning and Floodplain Management & Subdivision Control Ordinance Amendments: Area Plan Director, Michael Lautzenheiser Jr. presented the Findings of Fact and Certification for amendments to the Wells County Zoning and Floodplain Management Ordinance and Wells County Subdivision Control Ordinance. Area Plan Commission recommended changes include: Amendment 1 - changes the setback from a property line to eighteen hundred (1800) feet for each large WECS. Amendment 2 - changes the Shadow Flicker for each large WECS to forty-five (45) hours per year for participating residential and thirty (30) hour per year for non-participating resident. Amendment 3 - changes the Public Use Area to include structures listed on the national or state historic registers that are used for public gatherings. Amendment 4 - makes changes to the violation fees. Motion made by Blake Gerber, seconded by Scott Mossburg to approve the ordinance changes on the Public Use Area and Fees as recommended by the Area Plan Commission. Motion carried 2-0. Motion made by Blake Gerber to approve the ordinance changes for the setbacks and shadow flicker as recommended by the Area Plan Commission. Motion died by a lack of a second. Commissioner President Mossburg asked Director Michael Lautzenheiser Jr. to present the changes again at the next scheduled meeting on March 4, 2013.

Flexible Spending Plan Agreement: Motion made by Blake Gerber, seconded by Scott Mossburg to approve the Section 125 Flexible Spending Plan Service Agreement (Misc. 2013-05) and allow Commissioner Mossburg to sign as president. Motion carried 2-0.

ProFed OnLine Banking Agreement: Motion made by Blake Gerber, Seconded by Scott Mossburg to approve the ProFed OnLine Banking Cash Management Contract Agreement (Misc.2013-06). Motion carried 2-0.

Bargain Hut: Commissioner Mossburg stated that the Bargain Hut has approached him about replacing the roof on their building. The Commissioners asked the auditor to contact Gleena Plummer and ask her to provide three quotes on the repair.

Regional Sewer District: Commissioners approved and signed a letter that was prepared by county attorney Roy Johnson. The letter stated the commissioners are no longer financially responsible for engineering services from DLZ Indiana, LLC regarding the Regional Sewer District beyond the commitment of the 2012 Budget. Motion made by Blake Gerber, seconded by Scott Mossburg to approve the Loan Agreement between Wells County Regional Sewer district and Wells County Government to advance funds in the amount of \$5,000.00 to the Regional Sewer District. Motion carried 2-0.

Adjourned: Wells County Commissioners adjourned at 11:25 am

Wells County Commissioners

President, C. Scott Mossburg

Vice President, Kevin Woodward

Blake Gerber

Attest: _____
Beth Davis, Wells County Auditor