

Wells County Commissioners

Regular Session July 6, 2020

The Wells County Commissioners met in regular session on Monday July 6, 2020 at 9:00AM in the Commissioner's Room of the Wells County Carnegie Annex, Bluffton, IN. Those in attendance were Commissioners, Blake Gerber, Kevin Woodward and Tamara Robbins. Also, in attendance was County Attorney, Roy Johnson and County Auditor, Lisa McCormick.

Minutes: Motion made by Kevin Woodward, seconded by Tamara Robbins to approve the minutes from the June 15, 2020 regular session and June 15, 2020 and June 18, 2020 executive session minutes. Motion carried 3-0.

Payroll and Claims: Motion made by Tamara Robbins, seconded by Kevin Woodward to approve Payroll #13 in the amount of \$241,618.55 and 182 claims totaling \$351,151.90. Motion carried 3-0.

Wells County Sheriff: Sheriff Holliday reported 60 inmates, 30 Pretrial Superior, 9 Pretrial Circuit, 8 DOC and 10 F6 DOC. The Sheriff's Department advertised for bids for a 1989 AM General Humvee-H1. Three bids were submitted. The high bid was \$3,300.00. All bidders will be notified, the next bid opening will be at the July 20th Commissioner meeting. The minimum bid for that meeting is \$3,350.00.

Ordinance 2020-11: Attorney Roy Johnson presented an ordinance to the Commissioners prohibiting placing injurious material upon highway and removal of such substances. Sheriff Holliday has received calls on grass clippings and other injurious materials in the roadways. This ordinance states that any destructive or injurious material that may damage or injure any person, vehicle or animal traveling along such highway must be removed by the person that put said substance on the roadway. Any person violating this provision shall be fined not less than \$50.00 for the first offense and not less than \$100.00 for a second offense, and not less than \$200.00 for all subsequent offenses, no fine for any individual offense shall exceed \$2,500.00, plus costs and attorney's fees where a judgment has been entered. This Ordinance will be published and shall be in full force and in effect upon advertisement. Motion made by Kevin Woodward, seconded by Tamara Robbins to adopt Ordinance 2020-11 prohibiting placing injurious materials upon the highway. Motion carried 3-0.

Highway Supervisor: Josh Cotton reported that the backhoe crew is working north. Hand patching crew is south. All small structures for 2020 are now installed and complete. Chip and seal will begin the week of July 27th. The Dura Patcher has completed several crossings and will continue to do so. Mowing crew is still cutting side ditches daily. The mechanics were given a shout out by Josh for working in the heat to keep the equipment up and running and are doing a great job.

Highway Engineer: Nate Rumschlag presented for the Commissioners consideration a construction contract with Jutte Excavating for Bridge #193 rehabilitation work. The contract is for heat straightening with a contract price of \$97,960. Motion made by Kevin Woodward, seconded by Tamara Robbins to approve the contract with Jutte Excavating for Bridge #193 rehabilitation (Misc. 2020-11). Motion carried 3-0. Also, for Bridge #193 Rumschlag was asking for authorization to have Heartland REMC begin overhead electric work on the bridge for camera systems. The estimated total for that work is \$2,718.00. Motion made by Tamara Robbins, seconded by Kevin Woodward to allow electrical work for Bridge #193 at a cost of \$2,718.00. Motion carried 3-0. Commissioners were informed that INDOT has withdrawn the second call for Community Crossing Matching Grants for 2020. INDOT will reevaluate the

financial outlook in September following updated revenue forecasts. The Commissioners were also updated on the status of 2020 Road Conversions. 4 road sections have submitted 100% of the ROW documents and are ready to be scheduled. 16 road sections have 100% petitions but not all the ROW documents. The Commissioners will take the Conversion list under advisement. This list will be available from the County Highway Dept upon request. One Offer for Purchase of Right of Way for the Bridge 99, Hoosier Highway and Ash Road project was accepted by the property owner and presented for the Commissioners' signature. Motion made by Tamara Robbins, seconded by Kevin Woodward to proceed with the purchase of the right of way. Motion carried 3-0. Two right of way petitions were presented to the Commissioners for their approval. Motion made by Tamara Robbins, seconded by Kevin Woodward to approve the right of way requests. Motion carried 3-0.

CASA Coordinator Office Agreement: Judge Kent Kiracofe presented an agreement to the Commissioners for a lease with the City of Bluffton for a CASA program coordinator's office. The City of Bluffton is the owner of the real estate that is located at 128 East Market St, Bluffton, IN. This agreement will allow Wells County Circuit Court to facilitate the implementation of a Court Appointed Special Advocate (CASA) program. Room 203 located in the City Building would be utilized to conduct the business of the Court CASA Program Coordinator. This agreement is effective as of June 30, 2020. Motion made by Kevin Woodward, seconded by Tamara Robbins to approve the Agreement between Wells County and the City of Bluffton, Indiana, for lease of the Court CASA program Coordinator's Office (Misc. 2020-12). Motion carried 3-0.

Bi-County Services: Tim Ramsey presented his annual financial report and request for funding for Bi-County Services to the Board of Commissioners. Tim stated that Bi-County's biggest challenge is staffing. Finding qualified staff is a difficulty that they are constantly working to overcome. Financials are showing an increase in expenses over revenue in the first ten months of this fiscal year. COVID-19 caused a closure for the Day services programs which resulted in a loss of revenue. The program has since been partially reopened with a cautious expansion plan. Their focus currently is on maximizing program revenue, controlling operating expenses and improving staffing levels. Bi-County is asking for the same contribution as prior years in the amount of \$39,312.00. Adams County has the same contribution amount. Motion made by Tamara Robbins, seconded by Kevin Woodward to approve the 2021 funding of \$39,312.00. Motion carried 3-0.

Council on Aging: Bonnie Valind and Betsy Collier provided up to date annual comparison reports for "Wells on Wheels". Betsy Collier had titles that needed to be signed by the President to get municipal plates. Motion made by Tamara Robbins, seconded by Kevin Woodward to allow the president to sign the titles. Motion carried 3-0. The 2021 transportation grant agreement which was previously emailed to the county attorney and commissioners for review, was presented to the commissioners for signature. Motion made by Kevin Woodward, seconded by Tamara Robbins to approve the 2021 INDOT Transportation grant agreement. Motion carried 3-0. The 2nd quarter WOW reports were not available for signatures during the meeting. Motion made by Tamara Robbins, seconded by Kevin Woodward to allow the president to sign the invoice once it becomes available. Motion carried 3-0.

Rezoning Petition: A rezoning petition was presented to the Commissioners for their approval. The zoning would change from Residential 1 zoned district to an Agriculture Residential zoned district. The petition had a do pass recommendation from the Area Plan Commission. The current owner plans to use it as a kennel. The Commissioners expressed concern with future owners of the property and how it could be used. The Commissioners would like to add modifications to the petition before approval.

GIS Sharing Agreement: A geographic information systems sharing agreement between the Wells County Commissioners and the Town of Zanesville was presented to the Commissioners for their approval. In the agreement Wells County agrees to share existing GIS data with the Town of Zanesville. If the Town of Zanesville should recover fees from the sale of that information, they agree that the fees shall be paid to Wells County in the manner set out in Wells County Ordinance No. 2009-17. Motion made by Tamara Robbins, seconded by Kevin Woodward to approve the geographic information systems sharing agreement (Misc. 2020-13). Motion carried 3-0.

Road Improvements, North Oaks: Mike Lautzenheiser Jr. came to the Commissioners for further discussion regarding how to connect the North Oaks housing addition to a 10 unit proposed apartment complex and storage unit facility. The Commissioners are concerned with increased traffic flow into the North Oaks addition via Maple Drive. After discussion it was decided that Maple Drive would be upgraded to county road standards to connect to the proposed apartment complex/storage unit facility. The roadway will be barricaded and left as an emergency connection during construction. The roadway will not be opened for through traffic until the apartment buildings are completed. When the final apartment building on the property is filled to 80% capacity, the roadway will be opened to traffic onto Maple Drive. Motion made by Tamara Robbins, seconded by Kevin Woodward to keep Maple Drive barricaded during construction, then upgrade Maple to county road standards upon completion. Maple may be opened beyond emergency traffic after the last building is completed and occupied at 80% capacity. Motion carried 3-0. Also discussed were speed limit and stop sign modifications to North Oaks. The Commissioners discussed a speed limit of 25 MPH, as well as additional stop signs to calm traffic. Motion made by Tamara Robbins, seconded by Kevin Woodward to take signage and speed limits under advisement until the County Engineer could give additional guidance. Motion carried 3-0.

COVID-19 Grant: Mike Lautzenheiser Jr. informed the Commissioners that they will be reviewing applications for the COVID-19 relief grant program. There will be a review committee and Lautzenheiser asked for one of the Commissioners be on the committee. Tamara Robbins agreed to serve on the committee. Lautzenheiser will return to a future Commissioner meeting for further review on the final applications.

Option to Purchase Real Estate: County Attorney Roy Johnson presented a proposed resolution to the Commissioners to submit to County Council that Wells County is interested in making a purchase of specified land or a structure from MICHAEL K. MOSSBURG and SHELLEY A. MOSSBURG, husband and wife, to-wit: Parcel ID# 90-08-18-100-001.000-003, with a condition that property of a similar nature is to be traded in or exchanged as part of the purchase and in reduction of the purchase price. Upon approval by the Commissioners, Johnson will present the resolution to County Council on July 7th. A proposed option agreement would be presented to the current owners and County Council if the resolution is adopted by County Council. Two appraisers as well as an alternate would have to be appointed to determine a maximum purchase price since the county is limited to paying no more than the average of the two appraisals, as well as to determine the fair market value of the County-owned real estate to be traded in or exchanged. The two appraisers that will be contacted are Joe Weterick and Neal Worden, the alternate appraiser is Rita Gabriel. Tamara Robbins motioned, Kevin Woodward seconded to present to County Council for adoption the resolution that Wells County is interested in making a purchase of specified land or a structure with a condition that property of a similar nature is to be traded in or exchanged as part of the purchase and in reduction of the purchase price and to appoint

Joe Weterick and Neal Worden as the two appraisers, and Rita Gabriel as an alternate should either Weterick or Worden decline appointment. Motion carried 3-0.

Washington Commons: The Wells County Solid Waste District is hosting a Shred Event on August 1st from 9-Noon. A request for use of the Washington/Main Commons was presented to the Commissioners for their approval. Approval has already been given by the City of Bluffton. Motion made by Tamara Robbins, seconded by Kevin Woodward to allow use of the Washington Commons on August 1, 2020 from 9-Noon. Motion carried 3-0.

Code of Ordinances: American Legal Publishing presented a range of \$700.00-\$1,300.00 to update the Code of Ordinances. The update includes Ordinances passed in 2019. The S-5 Supplement is then updated into all the Wells County Code of Ordinances. Kevin Woodward motioned; Tamara Robbins seconded to approve the range presented to update the Code of Ordinances. Motion carried 3-0.

Wells County Historical Society: The Board of Commissioners received a letter from the President of the Wells County Historical Society asking for their annual funding request of \$10,000.00 for the 2021 budget year. Motion made by Tamara Robbins, seconded by Kevin Woodward to approve the request from the Wells County Historical Society for the 2021 budget. Motion carried 3-0.

Statement of Salaries and Wages: The commissioners were presented Form 144, statement of salaries and wages for all Wells County departments for the 2021 budget cycle.

Community Corrections Grant: Blake Poindexter presented a grant letter of approval for Commissioner signatures. Motion made by Tamara Robbins, seconded by Kevin Woodward to sign letter of approval dated July 7, 2020. Motion carried 3-0.

Adjourned: Wells County Commissioners adjourned at 10:17AM

Wells County Commissioners

President, Blake Gerber

Vice President, Kevin Woodward

Tamara Robbins

Attest: _____
Lisa McCormick, Wells County Auditor