

# WELLS COUNTY COUNCIL

## SPECIAL SESSION

September 12, 2022

Wells County Council held a Special Session on Monday, September 12, 2022, at 5PM in the Wells County Carnegie Annex Building, 223 W Washington St., Bluffton, IN. Present at the meeting were: Steve Huggins, Seth Whicker, Chuck King, Vicki Andrews, Todd Mahnensmith, Jim Oswalt, Scott Elzey, Auditor Lisa McCormick, and County Attorney Colin Andrews.

Agenda items for discussion included approving the final construction contract price, approving the Building Corporation's issuance of bonds, and approving the use of the farm sale proceeds for both hard and soft costs for the Wells County Highway garage. Conor Jackson spoke to Council on construction costs for the project. In the Council meeting on September 6, 2022, estimated construction costs were between \$9.4 and \$9.5 million dollars. When he did a deep dive into the bids that were received, he added some cost factors that were not in the original scope but would be necessary features in the buildings. The construction costs increased to \$9,766,020. Council President Huggins expressed concern as to why at this point there would be still so much uncertainty. Shawn Bonar and Nate Rumschlag compiled a list of soft costs totaling \$799,000. Council was aware there would be soft cost additions but not to that degree. Chuck King commented that we still don't know what this project will cost Wells County. Scott Elzey was not comfortable with some of the soft costs, he felt they should not be included in the Highway Garage project. Seth Whicker commented that if their equipment has been lacking, the Highway Department should be budgeting for those items annually. Elzey stated that it might be advantageous to delay approval for the bonding amount. Vicki Andrews thought that delaying the project would cause interests rates to increase significantly and Council would regret that decision later. She stressed that "Council has been talking about this for many years, we have got to get on with this process". Motion was made by Seth Whicker, seconded by Scott Elzey to approve the final construction contract price with Jackson Construction at Nine Million Seven Hundred Sixty-Six Thousand and Twenty dollars (\$9,766,020). Motion carried 6-1, Chuck King voted no. Motion was made by Vicki Andrews, seconded by Seth Whicker to approve the Building Corporation's issuance of bonds in the principal amount up to Eight Million Five Hundred Thousand dollars (\$8,500,000). Motion carried 5-2, Todd Mahnensmith and Chuck King voted no. Motion was made by Chuck King, seconded by Todd Mahnensmith to approve of the use of farm sale proceeds in an amount up to Two Million Four Hundred Thousand dollars (\$2,400,000) for both hard and soft costs for the project. Motion carried 7-0.

Wells County Council adjourned at 6:20PM.

WELLS COUNTY COUNCIL

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President, Steve Huggins

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Vice President, Seth Whicker

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Member, Todd Mahnensmith

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Member, Chuck King

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Member, Jim Oswalt

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Member, Vicki Andrews

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Member, Scott Elzey

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Attest: Lisa McCormick, Wells County Auditor