

Wells County Commissioners

Regular Session April 19, 2021

The Wells County Commissioners met in regular session on Monday April 19, 2021 at 9:30AM in the Commissioner's Room of the Wells County Carnegie Annex, Bluffton, IN. Those in attendance were Commissioners, Blake Gerber, and Michael Vanover. Also, in attendance were County Attorney, Roy Johnson and County Auditor, Lisa McCormick. Kevin Woodward was absent.

Minutes: Motion made by Michael Vanover, seconded by Blake Gerber to approve the minutes from April 5, 2021 regular session. Motion carried 2-0.

Payroll and Claims: Motion made by Michael Vanover, seconded by Blake Gerber to approve Payroll #8 in the amount of \$248,877.98 and 177 claims totaling \$397,479.69. Motion carried 2-0.

Wells County Sheriff: Sheriff Holliday reported 75 inmates, 25 pretrial Superior, 24 pretrial Circuit, 12 F6 and 7 DOC.

Wells County Highway: Bituminous bids were opened at the April 5th meeting and taken under advisement. Motion made by Michael Vanover, seconded by Blake Gerber to accept all bituminous bids but to use the lowest bid from Asphalt Materials of \$1.459/gal for the bulk of the purchases. Motion carried 2-0. Nate Rumschlag updated the commissioners on ongoing Highway projects which include township stone is complete, the backhoe crew is out, the patching crew is out, and the ditcher is out as well.

Highway Engineer: Nate Rumschlag informed the commissioners on ongoing projects. Small structures have been ordered, 8 structures spanning 3' to 18' will be replaced. This is less than a normal year, the 18' structure requires a larger amount of the budget. Rumschlag reported getting a draft report of the soil boring for the property for the proposed Highway garage. The logs present a good picture of the soils in the area that the garage will be constructed. Stiff clays are across the range of the report, which is typical. No alarming issues were presented in the draft report. The final report is pending development of the recommendations for compaction procedures, optimum moisture contents and shoring during excavation. The final report should be ready within the next few weeks.

Right of Way: Three right of ways were presented for approval. Michael Vanover motioned, seconded by Blake Gerber to approve the three right of ways. Motion carried 2-0.

Health Update: Marlene Hoag updated the Commissioners on COVID-19. 13,438 Moderna doses have been administered to date. Of that number, 7,798 are first do//zh0.0p0-ses and 5,333 are second doses. 5,640 people are fully vaccinated, some single dose Johnson and Johnson vaccines were being used on homebound and jail inmates until that vaccine was put on pause by officials over reaction concerns. Approximately 57% of those getting vaccinated are female. 65–69-year-old is the age group most often getting vaccinated, second is 80 and older. The vaccine clinic is now offering walk in with no appointments for vaccines as well as appointments. Countywide, 2,864 residents have tested positive in the past year with 81 deaths attributed to COVID-19. 11,920 county residents have been tested.

Zoning Ordinance Amendments: Mike Lautzenheiser presented three recommended APC do pass amendments to the Wells County zoning ordinance. 1. Bill's Roofing - the recommended zoning

changes are from A1 Zoned District to I1 Zoned District, it is a property located at the NW corner of US 224 & CR 300 W. Motion made by Michael Vanover, seconded by Blake Gerber to approve Ordinance 2021-03 amending Wells County zoning ordinance and zone maps. Motion carried 2-0. 2. J & D Real Estate Ventures and Jadon & Tunde Rauch - the recommended zoning changes are from R2 Zoned District to S1 Zoned District, it is a property located south of 200 N and east of SR 1. Motion made by Michael Vanover, seconded by Blake Gerber to approve Ordinance 2021-04 amending Wells County zoning ordinance and zone maps. Motion carried 2-0. 3. Drayer Holdings LLC - the recommended zoning changes are from R2 Zoned District to I1 Zoned District, it is a property located at 5945 E US 224. Motion made by Michael Vanover, seconded by Blake Gerber to approve Ordinance 2021-05 amending Wells County zoning ordinance and zone maps. Motion carried 2-0.

General Insurance Renewal: General Insurance presented a renewal proposal for the County Insurance. Selective Insurance (Property and Inland Marine items) are renewing at \$63,658/year (expiring was \$57,567/year or up 10.58%). The reason for the increase is that they are increasing the Courthouse replacement cost to \$14,731,525, previous replacement coverage was \$8,096,313. Selective is also changing the deductible option on the buildings/business property from \$2,500 per occurrence to \$5,000 per occurrence. Bliss McKnight does the multiclass liability, wrongful acts, and commercial auto. The County has had several claims on auto and some pending liability claims. The loss ratio for the auto the past year was 601% with a 5-year loss average of 151%. The rate has increased from \$150,827/year to the renewal of \$158,903 (up 5.35%). The Cyber and Data coverage is seeing significant increases. The industry has seen significant claims and occurrences for municipalities. This premium is up from \$3,875/year to the renewal of \$8,700/year. The overall renewal is coming in at \$231,261/year which is an 8.947% increase in premium. Policies are effective 5/1/2021 – 5/1/2022. Motion made by Michael Vanover, seconded by Blake Gerber to accept the renewal proposals with General Insurance. Motion carried 2-0.

Plaza Request: The Commissioners were presented a request for use of the Courthouse Plaza for the Parlor City Market. The market runs each Saturday from May through October. Vendor hours are between 9am and 1pm, there is no market on the dates of July 3rd or September 25th. Motion made by Michael Vanover, seconded by Blake Gerber to allow use of the Courthouse Plaza for the Parlor City Market each Saturday, May through October 2021. Motion carried 2-0.

Wells on Wheels: Bonnie Valind, Executive Director of Wells on Wheels, contacted the Commissioners via email with 1st Quarter 2021 reports and claims. She was requesting approval of the 2021 1st Quarter reports and for Commissioner President, Blake Gerber to sign the claim for 1st Quarter funding. Motion made by Michael Vanover, seconded by Blake Gerber to approve the reports, and claim, and allow President Blake Gerber to sign the claim. Motion carried 2-0.

County Highway: There was a discussion regarding steps needed to keep moving on the proposed highway site. Two months remain with the current six-month agreement with the property owner. Final soil testing reports will be complete prior to the May meeting, more discussion will be held at that time.

County Farm: Attorney Roy Johnson outlined steps needed to move forward if the Commissioners approve of selling the county farm. Commissioners must approve of the sale of the property and conduct a public hearing. The property shall be appraised by two appraisers. Commissioners must determine a minimum bid and publish notice of sale. The Commissioners may also engage the services

of an auctioneer. If the property sells in excess of \$50,000, final approval is subject to Wells County Council.

Adjourned: 9:52AM, motion made by Michael Vanover to adjourn, seconded by Blake Gerber. Motion carried 2-0.

Wells County Commissioners

President, Blake Gerber

Vice President, Kevin Woodward

Michael K Vanover

Attest: _____
Lisa McCormick, Wells County Auditor