

Wells County Commissioners

Special Session April 30, 2024

The Wells County Commissioners met in special session on Tuesday, April 30, 2024, at 8:00AM in the Commissioner's Room of the Wells County Carnegie Annex, Bluffton, IN. Those in attendance were Commissioners, Jeff Stringer, Michael Vanover, and Blake Gerber, County Auditor Lisa McCormick, and County Attorney Ted Storer.

Walker Hughes Renewal: Walker Hughes Agent, Dan Lipp, presented a renewal proposal for liability insurance. The renewal included increased replacement cost estimates for the Jail and Annex. The cost estimates ranged from \$20M - \$30M for the Jail and \$3M - \$5M for the Annex. Also discussed was increasing the deductible for the Bliss McKnight policy for Designated Wrongful Employment Practices Liability coverage from \$5,000 to \$10,000 per occurrence. The increased deductible would save \$1,237 per year on the Bliss McKnight policy, which was quoted at \$219.484 annually with \$5,000 deductibles. Following discussion, the Commissioners opted to keep the deductibles at \$5,000 for the Bliss McKnight policy per occurrence. A motion was made by Blake Gerber, seconded by Michael Vanover to bind coverage with Bliss McKnight and Selective Insurance, \$25M replacement cost for the Jail and \$3M replacement cost the Annex for an annual premium of \$98,843. Motion carried 3-0. Currently Wells County pays Selective and Bliss McKnight quarterly. Lipp thought it might reduce confusion on billing if Wells County paid annually. A motion was made by Blake Gerber, seconded by Michael Vanover to pay the Selective and Bliss McKnight billing annually. Motion carried 3-0. Lipp informed the Commissioners that he would email a statement of values to President Jeff Stringer for signature. A motion was made by Blake Gerber, seconded by Michael Vanover to allow the President to sign the Statement of Values. Motion carried 3-0. Lipp also presented a cancellation form for the builder's risk policy for the Highway garage, the garage will be on the Selective policy that is effective on May 1, 2024. A motion was made by Blake Gerber, seconded by Michael Vanover to approve, and allow the president to sign the cancellation request. Motion carried 3-0. Lipp also confirmed that he had received a value of \$278,000 for the Salt Barn and a value of \$100,000 in personal property for the highway garage contents. Those amounts are not on the Selective policy as quoted, they will be added to the policy.

Rights-of-Way: Five rights-of-way were presented to the Commissioners for review. A motion was made by Blake Gerber, seconded by Michael Vanover to approve the five rights-of-way. Motion carried 3-0.

Release of Option: A termination and release of option to purchase real estate was presented to the Commissioners for review. An option to purchase real estate agreement was executed and recorded between Michael and Shelley Mossburg and the Wells County Commissioners on December 28, 2020, as Document No. 20205788. A motion was made by Blake Gerber, seconded by Michael Vanover to approve, and sign the termination and release of option to purchase real estate. Motion carried 3-0.

EDC Interlocal: Attorney Storer suggested that he was working with the City of Bluffton Attorney Tony Crowell on an Economic Development Interlocal agreement. A document might be presented at the May 6th meeting for review.

Adjourn: A motion was made by Blake Gerber, seconded by Michael Vanover to adjourn at 8:38am.
Motion carried 3-0.

Wells County Commissioners

President, Jeff Stringer

Vice President, Michael K Vanover

Member, Blake Gerber

Attest: _____
Lisa McCormick, Wells County Auditor