

## Wells County Commissioners

### Regular Session July 6, 2021

The Wells County Commissioners met in regular session on Monday July 6, 2021, 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 Michael Vanover. Also, in attendance was County Attorney, Roy Johnson and County Auditor, Lisa McCormick.

**Minutes:** Motion made by Kevin Woodward, seconded by Michael Vanover to approve the minutes from the June 21, 2021, regular session. Motion carried 3-0.

**Payroll and Claims:** Motion made by Michael Vanover, seconded by Kevin Woodward to approve Payroll #13 in the amount of \$246,994.23 and 161 claims totaling \$309,146.23. Motion carried 3-0.

**Wells County Sheriff:** Sheriff Holliday reported 70 inmates, 25 Pretrial Superior, 15 Pretrial Circuit, 10 DOC and 14 F6 DOC.

**Highway Supervisor:** Shawn Bonar reported that chip and seal will begin on July 12<sup>th</sup>. Crews will be starting in Rock Creek Township and moving South to avoid state road closures. Hand patching crew complete. Mowing crews are cutting side ditches. Crews are prepping berms on 700 E between 224 and 124 for seal coating.

**Highway Engineer:** Nate Rumschlag presented for Commissioner consideration a Letter of Intent to Award for Bridge 99 (CCMG 2021-01). The low bidder was Duncan Robertson, Inc. from Franklin, Indiana. Rumschlag received 6 qualified bids for the project. The bid from Duncan Robertson was \$707,613. Motion made by Kevin Woodward, seconded by Michael Vanover to issue a Letter of Intent to Award to Duncan Robertson, Inc. signed by Nate Rumschlag. Motion carried 3-0. Rumschlag is compiling applications for the Community Crossings Matching Grant 2021-02. Financial commitment letters will be presented to the Commissioners at the July 19<sup>th</sup> meeting for Bridge 402 and Bridge 403. These are currently considered small structures; this construction will qualify them as bridges. Nate Rumschlag presented a status update for road conversions. The plan is to initiate road conversions this year, 2021. Additional funding is in the 2022 budget. Three right of way petitions for minor subdivisions were presented to the Commissioners for their approval. Motion made by Kevin Woodward, seconded by Michael Vanover to approve the three right of way requests for minor subdivisions. Motion carried 3-0.

**Assessor:** Assessor Kelly Herman requested bids for Cyclical Reassessment for 2022-2025. One bid was received from Nexis. Kelly was asking for Commissioner approval to accept the bid. Motion made by Michael Vanover, seconded by Kevin Woodward to accept the Nexis Cyclical Reassessment bid for 2022-2025 for \$464,000. Motion carried 3-0.

**CADA Annual Report:** Molly Hoag presented the 2021 grant request for Citizens Against Drug Abuse (CADA). Funds for the grants are collected through the "Drug Free Community Fund"; a total of \$20,544.07 was collected in 2020 for distribution in 2021. The grants are divided within four categories: Administration, Education/Prevention, Treatment/Intervention, and Judicial. The appropriation request for the grants will be presented to County Council at their July 6<sup>th</sup> meeting. Motion made by Kevin Woodward, seconded by Michael Vanover to approve the CADA grant request. Motion carried 3-0.

**Community Corrections Grant:** Blake Poindexter presented a 2022 Community Corrections Grant application letter of approval for Commissioner signatures. Motion made by Michael Vanover, seconded by Kevin Woodward to sign letter of approval dated July 6, 2021. Motion carried 3-0.

**Multi-Hazard Mitigation Plan:** Rick Velasquez spoke to the Commissioners about the 2020 Multi-Hazard Mitigation Plan. Said plan will require a public hearing and a resolution adoption by the Commissioners and all incorporated cities or towns prior to the deadline of July 20, 2021. Attorney Roy Johnson drafted a notice of public hearing that will advertise 10 days prior to the public hearing on July 19, 2021. An incorporated city or town that does not hold a public hearing and adopt a resolution adopting the Multi-Hazard Mitigation Plan will not be eligible for FEMA funding in a disaster.

**LIT Economic Development 3-year Plan – Resolution 2021-12:** The Commissioners were presented an updated LIT Economic Development 3-year plan effective 2022-2024. Updates were made based on the Commissioner meeting on June 21, 2021. At that meeting it was suggested that the additional funds will go into the Economic Development line for projects. 2022 will be the only year to be budgeted for Regional Sewer District salary for the Highway Engineer, Nate Rumschlag. Motion made by Kevin Woodward, seconded by Michael Vanover to approve, and sign the LIT Economic Development Plan covering 2022-2024, Resolution 2021-12. Motion carried 3-0.

**Wells County Library Board Appointment:** The current Commissioner appointment for the Wells County Library board expires on August 15, 2021. The current appointee does not wish to be reappointed. Two applications were received to fill that appointment. The Commissioners took the applications under advisement and will revisit at the July 19<sup>th</sup> meeting.

**Handbook Update:** An update of the handbook was discussed. Vaping and nicotine products are not mentioned in the current employee handbook. The Commissioners instructed Attorney Roy Johnson to draft an Ordinance amending personnel policies to be reviewed at the July 19<sup>th</sup> meeting. If approved that Ordinance will then be added to the employee handbook.

**Statement of Salaries and Wages:** The commissioners were presented Form 144, statement of salaries and wages for all Wells County departments for the 2022 budget cycle.

**Highway Garage:** Attorney Roy Johnson informed the audience that the Commissioners had closing to purchase the proposed Highway Garage property. The connecting North property owner would like to retiling for drainage. The current tile is a private tile that starts on the North property, through the Wells County purchased property and then connects to a legal drain. The goal is to eliminate the private tile and move it to the west side of the property so that Wells County does not build on top of it. This will possibly be a joint project with the North property owner.

**Ameresco:** Ameresco representatives submitted for Commissioner approval a schedule of values as well as an Energy Services Agreement by and between the Wells County Board of Commissioners and Ameresco, Inc. Motion made by Kevin Woodward, seconded by Michael Vanover to move ahead with the jail project, approve and sign the Energy Services Agreement with Ameresco. Motion carried 3-0. \$2,700,000 of the \$7,700,000 jail renovation can be funded with American Rescue Plan Act funds. The Wells County Commissioners and Wells County Council are currently working on the Plan for the ARPA expenditures.

**County Farm:** Appraisals have not come in yet. Approximately 1.73 acres will be sectioned off for a cemetery that is on the farm property. Attorney Roy Johnson drafted a letter to licensed auctioneers with an August 1<sup>st</sup> response date. That letter advises the auctioneers that the Commissioners are interested in receiving proposals with respect to involvement in the sale procedure. The Commissioners will then consider the proposals and make a decision concerning employment of a licensed auctioneer. The proposals should include recommendations concerning the sale of the Wells County Farm, additional advertising that would be recommended as well as how they would offer the property for sale. Motion made by Michael Vanover, seconded by Kevin Woodward to approve the letter to licensed auctioneers for the sale of the County Farm. Motion carried 3-0.

**Bondry Consulting:** Oscar Gutierrez, Bondry Consulting, submitted a proposal to serve as municipal advisor to the Wells County Council and Wells County Commissioners regarding the Jail Renovation and the Highway Garage Project. Bondry will evaluate the financing options for both projects. His fee for service is \$35,000 for a single bond transaction that includes both projects. If bonds are issued separately, the fee for a general obligation bond will be \$30,000, the fee for a lease revenue bond will be \$35,000. Motion made by Kevin Woodward, seconded by Michael Vanover to approve the Bondry proposal pending review by County Attorney Roy Johnson. Motion carried 3-0.

**Public Comment:** Mike Stoppenhagen addressed the Commissioners about chip and seal on 700E in Ossian. He stated that the Buuck family owns a lot of farm ground along this road and will not sign off on the right of way. He would like his road chip and sealed and wanted to inform the Commissioners of the situation.

**Adjourned:** Wells County Commissioners adjourned at 10:25AM

### **Wells County Commissioners**

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President, Blake Gerber

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Vice President, Kevin Woodward

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Michael K Vanover

Attest: \_\_\_\_\_  
Lisa McCormick, Wells County Auditor