

Wells County Commissioners

Regular Session July 19, 2021

The Wells County Commissioners met in a public hearing and regular session on Monday, July 19, 2021, at 9:30AM in the Commissioner's Room of the Wells County Carnegie Annex, Bluffton, IN. Physically present at the meeting were Commissioners, Blake Gerber and Michael Vanover, County Attorney, Roy Johnson and Auditor, Lisa McCormick. Commissioner Kevin Woodward participated in the meeting by electronic means of communication, Zoom, which allowed the public to simultaneously attend and observe the meeting. All votes taken during the meeting were taken by roll call vote.

Public Hearing

The Board of Commissioners conducted a public hearing concerning adoption of the 2020 Wells County Multi-Hazard Mitigation Plan. No public comment was made.

Regular Session

Minutes: Motion made by Michael Vanover, seconded by Kevin Woodward to approve the minutes from the July 6, 2021, regular session. Motion carried 3-0 by roll call vote.

Payroll and Claims: Motion made by Michael Vanover, seconded by Kevin Woodward to approve Payroll #14 in the amount of \$240,808.86 and 256 claims totaling \$392,090.27. Motion carried 3-0 by roll call vote.

Wells County Sheriff: Sheriff Holliday reported 67 inmates, 22 pretrial Superior, 19 pretrial Circuit, 9 DOC and 12 F6 DOC.

Wells County Highway Supervisor: Shawn Bonar informed the Commissioners that his crew is in full force with chip seal. Rain delayed one week; 12 miles have been completed to date. Crews are also mowing ditch lines to keep a good line of sight. Bonar reiterated that farmers need to cut back corn so there are clear views at all intersections. His personnel are stepping up and taking up the slack due to a currently reduced staff.

Highway Engineer: Jarrod Hahn discussed a tile relocation project on 200S west of the intersection of Adams Street. The project is on the recently acquired land of the proposed Wells County Highway garage. Hahn presented quotes for the tile relocation, which will be moved to the western property line. The current line is a 10-inch tile that runs through the proposed location for the garage. Hahn requested the quotes to include both a 12" and 15" tile. Quotes were received from Landis Farm Drainage and Tucker. Landis quoted \$12,460 for the 12" tile and \$15,508 for the 15" tile. Tucker quoted \$17,325 for the 12" tile and \$18,400 for the 15" tile. Pricing is good for 30 days. Hahn recommended Landis for the 15" tile for \$15,508, and stated that the relocation could be started in two weeks. The Commissioners instructed Hahn to follow through with management of the project. Motion made by Michael Vanover, seconded by Kevin Woodward to approve Landis Farm Drainage for the relocation with a 15" tile for a price of \$15,508 to be paid from LIT Economic Development funds. Motion carried 3-0 by roll call vote. Nate Rumschlag issued a letter of intent to Duncan Robertson, Inc. who was the low bidder for Bridge 99 (CCMG 2021-01) after the July 6th Commissioner meeting. Bonds and insurance

have been received and Rumschlag was requesting approval of the contract with Duncan Robertson for the construction of Bridge 99. That contract will then be submitted to INDOT for their purchase order and portion of the grant award. Motion made by Michael Vanover, seconded by Kevin Woodward to approve the contract with Duncan Roberson, Inc. for Bridge 99. Motion carried 3-0 by roll call vote. Rumschlag is submitting one application to the state for CCMG 2021-02. This is for the replacement of small structure 260 on 800S converting it into County Bridge 403 when complete. The total estimate is \$355,201, of which \$88,800.25 will be the local match. Nate requested approval of a letter of financial commitment from the Commissioners. Motion made by Michael Vanover, seconded by Kevin Woodward to approve and sign the letter of financial commitment for Bridge 403 to be paid out of LIT funds. Motion carried 3-0 by roll call vote. A consulting contract for Right of Way services with Butler, Fairman & Seufert, Inc. was presented to Commissioners for approval. This contract is for County Home Road and 450E, a current federal aid project. The contract is for \$32,480 and is reimbursable at 80:20. This contract will be sent to INDOT who will then draft an agreement with Wells County for the reimbursement. Motion made by Michael Vanover, seconded by Kevin Woodward to approve the contract with Butler, Fairman & Seufert, Inc. for right of way services for County Home Road and 450E. Motion carried 3-0 by roll call vote. The Indiana Finance Authority is accepting applications for a transportation and stormwater grant. The grant application is due by July 28th. Rumschlag would like approval to apply for a grant that would be used to construct a new storm water collection system and sidewalks in the town of Murray. The grant will cover both engineering and inspection beyond the construction. He provided a proposed budget with a 90:10 split. The projected grant amount total is \$1,267,500: \$126,750 local funds, \$1,140,750 grant funds. Motion made by Michael Vanover, seconded by Kevin Woodward to authorize signatures on the application when complete. Motion carried 3-0 by roll call vote.

Cyclical Reassessment Contract 2022-2025: Commissioners granted approval at the July 6th meeting to accept the bid for the Cyclical Reassessment Contract 2022-2025 by Nexus Group. Assessor Kelly Herman presented the Nexis Group contract for Commissioners' signatures. The contract is for years 2022-2025 with a contract price of \$464,000. Motion made by Michael Vanover, seconded by Kevin Woodward to approve and sign the Nexis Cyclical Reassessment Contract 2022-2025. Motion carried 3-0 by roll call vote.

Redistricting and Precinct Changes: County Clerk Beth Davis informed the Commissioners of upcoming redistricting and precinct changes. Every 10 years, after the Census, the County Executive (Commissioners) is required to review precinct and district lines. Updated district lines will come from the state in the fall. Due to city and town annexations, there are some redistricting changes that could be made in the fall. An industrial annexation and an annexation that would include an apartment complex. If there is a split precinct, multiple ballots layouts would required. Clerk Davis spoke of possible changes to the Commissioner and County Council Districts, if approved by the Commissioners. Redistricting changes can be made but cannot cross precinct boundary lines and should not cross township lines; however, there are exceptions to the crossing township lines. Clerk Davis will come before the Commissioners in the fall after updated district lines come from the state.

2020 Wells County Multi-Hazard Mitigation Plan: Motion made by Michael Vanover, seconded by Kevin Woodward to approve the 2020 Wells County Multi-Hazard Mitigation Plan, Resolution 2021-13. Motion carried 3-0 by roll call vote.

Wells County Library Board Appointment: Two applications were presented to the Commissioners for a board opening on the Wells County Public Library Board. The board appointment is a four-year term

effective August 15, 2021, through August 15, 2025. Motion made by Michael Vanover, seconded by Kevin Woodward, to appoint Julie Eicher to the Wells County Public Library board. Motion carried 3-0 by roll call vote.

Ordinance 2021-07: Health Department Administrator Marlene Hoag requested approval of days to be paid out to Lynn Blevins and Marlene Hoag who worked additional hours during the COVID pandemic. These employees were not able to use their additional hours and accumulated days. Council approved payout of those funds at the July 6, 2021, Council meeting. Commissioners then must approve a policy for the payout. An Ordinance Amending the Wells County personnel policies handbook regarding payout of Health Department staff was presented to the Commissioners for their approval. This would allow the Health Department to pay out additional hours worked and accumulated days that have not been able to be used. The payout will be in August 2021. Motion made by Kevin Woodward, seconded by Michael Vanover to approve Ordinance 2021-07 to allow the payout of additional hours worked and accumulated days not used. Motion carried 3-0 by roll call vote.

Ordinance 2021-08: An Ordinance amending Wells County Ordinance 2004-07 and the personnel policies in the handbook regarding “no smoking” in county buildings was presented to the Commissioners for approval. Wells County Ordinance 2004-07 banned smoking in county buildings; whereas the proposed Ordinance would prohibit smoking, as defined in I.C. §7.1-5-12-3, and the use of Electronic cigarettes (e-cigarettes, e-cigs, and Electronic water pipes), vaporizers and vapor products in and within a greater distance of a public entrance to county buildings. Motion made by Kevin Woodward, seconded by Michael Vanover to approve Ordinance 2021-08 amending Wells County Ordinance 2004-07 and the Wells County personnel policies handbook regarding “no smoking” in county buildings policy. Motion carried 3-0 by roll call vote.

Code of Ordinances: American Legal Publishing presented a range of \$1,100.00-\$1,800.00 to update the County Code of Ordinances. The update includes Ordinances passed in 2020. The S-5 Supplement is then updated into all the Wells County Code of Ordinances. Michael Vanover motioned; Kevin Woodward seconded to approve the range presented to update the Code of Ordinances. Motion carried 3-0 by roll call vote.

Barnes & Thornburg: Barnes & Thornburg presented an engagement letter for legal services for the Wells County Jail project. The engagement letter set forth the terms and conditions under which Barnes & Thornburg will serve as bond counsel to Wells County in connection with the jail project. The fees will be based primarily on the hours actually worked by each lawyer and legal assistant involved. The billing rates vary in accordance with the experience and seniority of the layers and legal assistants performing the services. Motion made by Michael Vanover, seconded by Kevin Woodward to approve the Barnes & Thornburg engagement letter for legal services for the Wells County Jail project. Motion carried 3-0 by roll call vote.

County Farm Update: Attorney Roy Johnson stated that appraisals are still out. The cemetery will not be included in the appraisal.

Adjourned: Wells County Commissioners adjourned at 10:32 AM

Wells County Commissioners

President, Blake Gerber

Vice President, Kevin Woodward

Michael K Vanover

Attest: _____
Lisa McCormick, Wells County Auditor