

Wells County Commissioners

Regular Session August 2, 2021

The Wells County Commissioners met in regular session on Monday August 2, 2021, at 9:00AM in the Commissioner's Room of the Wells County Carnegie Annex, Bluffton, IN. Those in attendance were Commissioners, Blake Gerber, and Michael Vanover, and County Auditor, Lisa McCormick. Kevin Woodward and County Attorney, Roy Johnson were absent.

Minutes: Motion made by Michael Vanover, seconded by Blake Gerber to approve the minutes from July 19, 2021, regular session and July 21, 2021, Joint Executive session. Motion carried 2-0.

Payroll and Claims: Motion made by Michael Vanover, seconded by Blake Gerber to approve Payroll #15 in the amount of \$245,100.81 and 145 claims totaling \$428,476.30. Motion carried 2-0.

Wells County Sheriff: Sheriff Holliday reported 70 inmates, 26 pretrial Superior, 18 pretrial Circuit, 12 F6 DOC and 9 DOC.

Wells County Highway Supervisor: Shawn Bonar was helping his crews with roads; he submitted a written update to the Commissioners. He reported that his department is all hands-on deck with chip and seal. They have reached the halfway point. Two tractors are down, ditch mowing is halted until the parts come in. He made a plea for farmers to please help keep our community safe and cut back corn on intersections.

Highway Engineer: Nate Rumschlag presented updates on grant applications that are in process. Rumschlag also informed the Commissioners about future possible bridge and road projects: Bridge 65, Bridge 72, Bridge 80, Bridge 108, and County Home Road & 300S intersection. An agreement with Engineering Resources was presented to the Commissioners for review. The Engineering Resources proposal is to assist Wells County to update and further develop standards for road improvements in the public right-of-way. The proposal amount is not to exceed \$12,900. Motion made by Michael Vanover, seconded by Blake Gerber to approve the proposal with Engineering Resources and \$12,900 to be paid out of LIT Bridges. Motion carried 2-0. Three right-of-way documents for minor subdivisions were presented to the Board of Commissioners for their approval. Motion made by Michael Vanover, seconded by Blake Gerber to approve the three rights-of-way. Motion carried 2-0.

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

Plaza Request: Jason Borne, a representative from the Uniondale Fire Department, requested use of the Courthouse steps and plaza area on Saturday, September 11th, 2021, from 1:30pm – 4:30pm. Multiple area fire departments would like to come and use the steps to honor the firefighters who perished in the twin towers on September 11, 2001. Motion made by Michael Vanover, seconded by Blake Gerber to allow the area fire departments use of the Courthouse steps and plaza area on Saturday, September 11, 2021, from 1:30pm - 4:30pm. Motion carried 2-0.

Initial Jail Funding: Initial funding for 2021 for the Jail renovation for Ameresco is \$2,050,000. Motion made by Michael Vanover, seconded by Blake Gerber to pay the initial funding out of the SR 301 Transfer fund, to be reimbursed when bonding is complete. Motion carried 2-0.

County Highway Garage: Barnes & Thornburg had previously supplied the Commissioners with a detailed financing calendar. In following the calendar, Documents/Resolutions were presented to the Commissioners for approval and execution.

Petition of Taxpayers & Auditor's Certificate: The project is set up as a lease financing. One of the requirements necessary for a lease financing is that the Board receive a petition (signed by 50+ taxpayers in the County) requesting that the County undertake this project.

- a. Put a unique Counterpart number on each copy of the Petition (with the first copy being Counterpart No. 1, etc., etc.), and then have one or more taxpayers circulate each Counterpart of the Petition.
 - b. Request that the taxpayer responsible for circulating each Counterpart obtain signatures of and return them to you no later than **Wednesday, August 4th**.
 - c. A taxpayer who circulates a Counterpart must sign the Petition and must ensure that the last page of the Counterpart is completed and notarized on the last day they obtain signatures. We suggest that the person circulating the Counterpart be the first person to sign the Counterpart so that this step isn't overlooked.
 - d. It is suggested to gathering 75-100 signatures on the Counterparts of the Petition just to ensure that at least 50 valid signatures are received.
 - e. Deliver the Counterparts to the County Auditor, along with the attached Auditor's Certificate, by **Wednesday, August 4th** and request the Auditor provide them back to you along with 2 completed and signed copies of the Certificate by **Friday, August 13th**.
- Six numbered Petitions were distributed after the meeting, with instructions.

Resolution of Board Determining Need: This resolution just makes a preliminary finding that there's a need for the project, to take preliminary steps to move forward with it and authorizes the creation of a non-profit building corporation that we'll create to assist with the financing. Please note that the Commissioners will need to appoint 3 individuals to serve on the board of directors for the building corporation. There are 3 blanks in the resolution for the names of the individuals selected. A few thoughts on who can serve on the board of directors for the building corporation:

- a. Must be at least 18 years old.
- b. No employees of the County or members of the Board or County Council, nor their spouses or partners.
- c. Should avoid appointing individuals that may have a conflict of interest via a contract for the Project
- d. Appointees should understand that they serve at the pleasure of the Board of Commissioners and should be willing to approve any financing terms and projects approved by the governing body of the governmental entity

Motion made by Michael Vanover, seconded by Blake Gerber to approve Resolution 2021-14 making a determination of need for a new county highway garage, authorizing the creation of a non-profit building corporation to assist with the financing of such a project and taking related actions. Motion carried 2-0.

Reimbursement Resolution of Board: If the County were to advance funds for project costs before the bonds are issued, this resolution preserves the County's ability to reimburse itself

with bond proceeds when those are issued. Motion made by Michael Vanover, seconded by Blake Gerber to approve Resolution 2021-15 allowing Wells County to be reimbursed with bond proceeds for advanced funds for project costs. Motion carried 2-0.

Baird Agreement: An agreement with Baird was presented to the Commissioners for approval. This agreement confirms that Baird is engaged to serve as managing underwriter of the proposed offering and issuance of the General Obligation bonds, Series 2021 and Lease Rental bonds, Series 2021. Motion made by Michael Vanover, seconded by Blake Gerber to approve the Baird agreement for underwriting for bonding. Motion carried 2-0.

State Road 301 Transfer: The third and final installment of \$1,000,000 for the SR 301 transfer from INODT was received and receipted into the SR 301 Transfer Fund on July 30, 2021.

Adjourned: Wells County Commissioners adjourned at 9:30AM.

Wells County Commissioners

President, Blake Gerber

Vice President, Kevin Woodward

Michael K Vanover

Attest: _____
Lisa McCormick, Wells County Auditor