

## Wells County Commissioners

### Public Hearing

The Wells County Commissioners held a public hearing on Monday, August 16, 2021, at 9:00AM in the Commissioner's Room of the Wells County Carnegie Annex, Bluffton, IN. Physically present were Commissioners, Blake Gerber, Kevin Woodward, and Michael Vanover, County Attorney, Roy Johnson and County Auditor, Lisa McCormick. Bradley Bingham and Oscar Gutierrez were present by electronic means of communication, Zoom. The Public Hearing was regarding a proposed lease between a nonprofit building corporation (the "Building Corporation"), as lessor, and Wells County, Indiana (the "County"), as lessee (the "Lease"). The proposed Lease would be entered into in connection with the financing of all or a portion of the acquisition of land, construction, installation, and equipping of a new county highway garage facility and other improvements and projects related thereto (the "Project"). The proposed Lease would also finance all or a portion of the expenses incurred in connection with or on account of the issuance of bonds by the Building Corporation. The County's lease payments under such Lease will be payable from *ad valorem* property taxes collected by the County on all taxable property within the geographical boundaries of the County. Oscar Gutierrez discussed projected debt service payments over a 20-year period. The maximum debt service tax rate imposed on property taxes would be \$.062, based on a \$15,000,000 maximum bonded amount over 20 years with the 2021 NAV. There was no public comment.

### Regular Session August 16, 2021

The Wells County Commissioners met in regular session on Monday, August 16, 2021, at 9:30AM 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, County Attorney, Roy Johnson and County Auditor, Lisa McCormick.

**Minutes:** Motion made by Michael Vanover, seconded by Blake Gerber to approve the minutes from August 2, 2021, regular session and the August 3, 2021, Joint Executive Session. Motion carried 3-0.

**Payroll and Claims:** Motion made by Kevin Woodward, seconded by Michael Vanover to approve Payroll #16 in the amount of \$238,047.52 and 150 claims totaling \$510,785.98. Motion carried 3-0.

**Wells County Sheriff:** Sheriff Holliday reported 59 inmates, 18 pretrial Superior, 14 pretrial Circuit, 10 F6 DOC and 11 DOC. County Attorney Roy Johnson presented an Ordinance to amend Ordinance 2021-08 concerning vaping in the Jail. The Jail is listed as a building owned by the Commissioners in Ordinance 2021-08. Currently inmates are allowed to purchase vaping materials via commissary and use those products in the Jail. Motion made by Kevin Woodward, seconded by Michael Vanover to approve Ordinance 2021-10 amending Ordinance 2021-08 to remove the Jail as a location. Motion carried 3-0.

**Wells County Highway Supervisor:** Shawn Bonar updated the Commissioners on projects. Chip and Seal should be completed this week, weather permitting. North backhoe jobs, repairing culverts and side ditches will commence as well as cutting side ditches. He added a plea to farmers to cut back corn at an intersection if blocking the line of site. Shawn has a Highway employee on FMLA, his leave will expire on August 20<sup>th</sup> 2021. Bonar was requesting a 30-day extended medical leave for his employee

from the Commissioners. His expected return to work date is September 29<sup>th</sup>. Motion made by Michael Vanover, seconded by Kevin Woodward to extend the medical leave an additional 30 days. Motion carried 3-0.

**E911 Advisory Board:** Fire Chief Don Craig gave an update to the Commissioners after the first meeting of the newly formed advisory board. Don Craig was voted Chair of the Board, Sheriff Scott Holliday was voted Vice Chair and Mike Miller, E911 Director, was voted secretary. Don Craig stated that the main topic of conversation at the first meeting was combining the city and county dispatch into one unit.

**Highway Engineer:** Nate Rumschlag reported that the Highway Department has received a request to install a special needs child sign. Wells County does not have a current policy, but the Manual for Uniform Traffic Control Devices and the Indiana Drivers Manual either prohibit or discourage the installation. Rumschlag would purchase the signage with ADA funds. Conditions would be in place before acceptance for the applicant. 1. A physician or case manager statement identifying the extent of disability and need. 2. Concurrence from the parents of their understanding that the sign will be removed when the child reaches a certain age, including a sworn statement of the child's age. 3. Written acknowledgement from the parents of their understanding that the sign provides no guarantee of their child's safety – and they remain responsible for monitoring their child's activities. 4. Commitment to notify the County of any changes in their child's condition making the signs unnecessary. 5. Commitment to notify the County of any relocation to another place of residence. Motion made by Kevin Woodward, seconded by Michael Vanover to approve of the signage and conditions associated with it. Motion carried 3-0. Nate requested proposals from three firms for miscellaneous asphalt overlay work for the White bridge on 450E and the intersection of 300N and 700E. Brooks 1<sup>st</sup> was the only contractor that responded with a quote for \$100,046.50. Due to scheduling, this may not be completed this year. A Utility permit was presented to the commissioners for approval for CR 200N to the Parlor City Subdivision project. Motion made by Kevin Woodward, seconded by Michael Vanover to approve the Utility Permit. Motion carried 3-0. Work will start on Bridge 99, Hoosier Highway and Ash Road, the week of September 6<sup>th</sup>. Local traffic will have access, a detour will be in place around the bridge and intersection. Work will be complete in approximately 90 days. Four rights-of-way were presented to the commissioners for their approval. Motion made by Kevin Woodward, seconded by Michael Vanover to approve the four rights-of-way. Motion carried 3-0.

**Highway Garage:** A resolution was presented to the Commissioners authorizing the use of the construction manager as constructor method of contracting for the proposed new county highway garage project and approving certain matters in connection therewith. Pursuant to the provisions of IC 5-32-3, as amended, the following individuals are hereby appointed to the evaluation committee with respect to the Project, all of which will have the right to vote on all matters that are considered by the Evaluation Committee, including, but not limited to the form of the request for proposals or any amendment thereto, as prepared by the Architect in accordance with IC 5-32-3, as amended: a) Blake Gerber, as President of the Board; b) Steve Huggins, as President of the County Council; c) Shawn Bonar, as the County Highway Supervisor; d) Nate Rumschlag, as the County Engineer; and e) Josh Goodman, as a representative of the Architect RQAW. Motion made by Kevin Woodward, seconded by Michael Vanover to approve Resolution 2021-16 authorizing the use of the Construction Manager as Constructor method on Contracting for the proposed new County Highway Garage project. Motion carried 3-0. A resolution of the Board of Commissioners receiving and approving the petition of taxpayers requesting the leasing of a new county highway garage was presented to the Commissioners. Petitions in support of the project, signed by 50 or more property owners, had been filed with the Commissioners. Those petitions were requesting the Board to enter negotiation with a non-profit building corporation for

financing of a new highway garage facility. The proposed lease was attached to the resolution. The Board also appointed three individuals to act as the initial board of directors of the Building Corporation: Michelle Sodervick, Steven E. Higgins, and LuAnn Garton. Motion made by Michael Vanover, seconded by Kevin Woodward to approve Resolution 2021-17 receiving and approving the petition of taxpayers requesting the leasing of a new County Highway garage and related facilities, approving a form of proposed lease, and taking other actions related thereto. Motion carried 3-0.

**ARPA Funds Counsel:** Barnes and Thornburg presented a proposal to assist the Commissioners in the spending of the American Rescue Plan funds. Fees for the service will be based on the hours worked by each lawyer and legal assistant, computed using hourly billing rates for the lawyer or legal assistant used. Motion made by Michael Vanover, seconded by Kevin Woodward to approve Barnes and Thornburg as the ARPA Coronavirus State & Local Fiscal Recovery fund counsel. Motion carried 3-0.

**County Farm:** Auctioneers have submitted proposals to the Commissioners regarding the sale of the County farm. The Commissioners have taken the proposals under advisement and will revisit at their September 7<sup>th</sup> meeting.

**2022 Holiday Schedule:** Two 2022 Holiday schedules were presented to the Commissioners for their review and comment. One Holiday schedule had the current approved holidays, and another had Juneteenth added. Currently all federal holidays are recognized by Wells County. The Commissioners will take the schedules under advisement and revisit at the September 7<sup>th</sup> meeting.

**Holiday Closings:** Auditor Lisa McCormick asked for approval for closure of Wells County offices (Courthouse, Annex and County Extension) from Noon – 2 PM for a Thanksgiving luncheon for Wells County employees at the 4-H park on November 24<sup>th</sup>. Also requested was to close Wells County Offices (Courthouse, Annex and County Extension) at 2 PM on December 22<sup>nd</sup> for a Holiday gathering on the 3<sup>rd</sup> floor of the Courthouse for employees. Motion made by Michael Vanover, seconded by Kevin Woodward to allow the holiday closings. Motion carried 3-0.

**Adjourned:** Wells County Commissioners adjourned at 10:07AM

**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