

WELLS COUNTY COMMISSIONERS

SPECIAL SESSION

September 15, 2022

Wells County Commissioners held a Special Session on Thursday, September 15, 2022, at 2:30PM in the Wells County Carnegie Annex Building, 223 W Washington St., Bluffton, IN. Present at the meeting were Commissioners Michael Vanover and Blake Gerber, Auditor Lisa McCormick, and County Attorney Colin Andrews. Commissioner Jeff Stringer was absent.

Agenda items for discussion included approving the final construction contract price, approving the Building Corporation's issuance of bonds, approving the use of the farm sale proceeds for both hard and soft costs for the Wells County Highway garage and an All Pay Contract for Community Corrections. Conor Jackson spoke to Council on construction costs for the project. In the Commissioner meeting on September 6, 2022, estimated construction costs were between \$9.4 and \$9.5 million dollars. When he did a deep dive into the bids that were received, he added some cost factors that were not in the original scope but would be necessary features in the buildings. The construction costs increased to \$9,766,020. Shawn Bonar and Nate Rumschlag compiled a list of soft costs totaling \$799,000, which they presented to County Council on September 12th, Council recommended reducing that list to \$500,000. Gerber asked when the equipment costs came out of the construction budget. Conor Jackson and Mike Swann believed that conversation was during a construction progress meeting. Originally the budgeted amount for equipment was \$365,000 with an additional \$50,000 for furnishings. Jackson stated that when those funds were removed from his scope, it was not a concern for the construction team, because it was removed from the scope. Commissioner Gerber did not feel that the needs of the Highway garage should suffer just to meet a number. Gerber felt that this project was about meeting a number not of producing the most functionality for the highway department. Gerber would like to make sure that all needs are met, if not now definitely down the road. He asked Rumschlag and Bonar if they felt comfortable with \$500,000, they felt that they could reduce some estimates but felt the range would be better at \$645,000. Motion was made by Blake Gerber, seconded by Michael Vanover to accept and approve an addendum to the initial contract with Jackson Construction, approve the final construction contract price and with Jackson Construction at Nine Million Seven Hundred Sixty-Six Thousand and Twenty dollars (\$9,766,020), to approve the Building Corporation's issuance of bonds in the principal amount up to Eight Million Five Hundred Thousand dollars (\$8,500,000), and to approve of the use of farm sale proceeds in an amount up to Two Million Four Hundred Thousand dollars (\$2,400,000) for both hard and soft costs for the project. Motion carried 2-0. Blake Poindexter presented a contract with All Pay for credit or debit card payment processing for Community Corrections. County Attorney Colin Andrews stated that he has reviewed the contract, requested minor alterations, and had the updated contract for consideration. Motion was made by Blake Gerber, seconded by Michael Vanover to approve the All Pay contract and allow Blake Poindexter to sign the contract. Motion carried 2-0.

Wells County Commissioners adjourned at 2:56PM.

WELLS COUNTY COMMISSIONERS

President, Michael K Vanover

Vice President, Blake Gerber

Member, Jeff Stringer

Attest: Lisa McCormick, Wells County Auditor