

WHITLEY COUNTY COUNCIL

August 8, 2017

The Whitley County Council met in regular session at 8:00 am on Tuesday, August 8, 2017 in the Commissioner's Room located on the first floor of the Whitley County Government Center. Members in attendance were Chairman John Barrett, Vice Chairman William Overdeer, James Bayman, Glen LaRue, Kim Wheeler, Thor Hodges and Chad Banks. Others in attendance were Auditor Jana Schinbeckler, Commissioner Thomas Western, Commissioner Don Amber, Commissioner George Schrupf, Tyler Roebuck from IN Whitley County, Linda Thomson from the Post & Mail, EDC President Jon Myers, County Clerk Debbie Beers, Barbara Hohenstein, Sheriff Marcus Gatton, Scott Wagner from the Health Department, Highway Engineer Brandon Forrester, County Recorder April Whetstone, County Assessor Rita Sauders, County Treasurer Laurell Schroeder, Mary Hartman from the Peabody Public Library, Cindy Barnett from the Extension Office and Planning Director Nathan Bilger.

Chairman John Barrett called the meeting to order and led the group in the Pledge of Allegiance.

IN THE MATTER OF THE COURTHOUSE MOISTURE FILTRATION & JAIL REFRIGERATION/FREEZER: Maintenance Supervisor Mark Sturtevant presented project requests to the Council for funding. In regard to the Courthouse moisture project, there is continuous plaster damage in multiple locations around the perimeter exterior walls. Several different contractors were called in to determine the cause, ultimately it was decided to bring in an engineer to determine the cause and solution. The mold (fungal) analysis came back negative. Martin Riley architects and engineers performed an examination of the interior plaster damage, the exterior limestone and the crawlspace including the foundation. They recommend removing 100% of the limestone mortar joints to a 3/4", re-point the joints and apply a water sealer over the limestone façade on all four of the main building elevations. They also recommend replacing all the sealant (caulk) around the windows and door frames. During the water testing of the limestone façade, a significant amount of water infiltration into the crawlspace was noted. The crawlspace mechanical ventilation project cost is \$4,250 for the engineering cost, drawings and construction documents along with coordinating the construction and installation and the crawlspace mechanical ventilation system is \$25,000.00 for a total of \$29,250.00. Council member Wheeler made a motion to approve the \$29,250.00 for the crawlspace mechanical ventilation project to be taken out of Cumulative Capital Development, seconded by Hodges and passed with a 7/0 vote. The second project that needs immediate attention is the Courthouse first section of the tower. During their 2017 summer inspection it was revealed that extensive water damage caused by water infiltration through the horizontal section below the railing, between the first and second sections of the tower. Due to the location, a specialized lift to inspect the extent of the damage is needed and a probable cause and corrective action plan will be created. The cost for the lift and the operator to inspect this area will be \$4,973.00. Council member Hodges made a motion to approve the \$4,973.00 for the lift and operator to inspect the area, seconded by Bayman and passed with 7/0 vote. In regard to the jail refrigeration/freezer project, the Jail has a walk-in cooler and freezer refrigeration units that are thirty years old and need replaced. From June 2015 to April 2017, the County has incurred \$10,271.00 in repairs between the cooler and the refrigeration units. The project will take a few days and the estimated cost from Hosler's Appliance was \$12,944.00, Havel Bros was \$19,025.00 and Wien Shearer Mechanical was \$19,399.00. Due to the project taking a few days, it would require temporary refrigeration and freezer units for a cost of \$2,549.00. Mark is recommending the Council approve the Hosler's Appliance estimate for \$12,944.00 and the temporary refrigeration and freezer units for a total cost of \$15,493.00. The Council did not make a decision on the refrigerator and freezer units at this time.

IN THE MATTER OF THE HR DIRECTOR RECLASSIFICATION: Attorney Laura Maser came before the Council to request them to reconsider and approve the salary ordinance amendment for the HR Director position. The County adopted the Job Classification System Maintenance Plan in 2002 which was prepared by Waggoner, Irwin, Scheele & Associates, Inc. This plan was developed to ensure that the Whitley County job classification system is kept up-to-date and useful through time. The Personnel Committee is responsible for overseeing job review procedures and making job reclassification and pay policy recommendations to the County Council and/or Commissioners. The HR Director position has not been refactored since 2002 and the position has now moved from a PAT 2 to a PAT 1 according to the job responsibilities and duties and the recommendation of the Personnel Committee. Attorney Sigler stated that the letter that was written to the Council is a well-reasoned letter and believes it justifies why they need to reconsider their decision. Council member Overdeer made a motion to approve the HR Director salary ordinance amendment retroactive to May 2, 2017, seconded by Barrett for discussion. Council member Wheeler suggested that the Council and Commissioners hold a joint executive session to discuss the matter. Council member Overdeer withdrew his motion with this suggestion and the Commissioners and Council scheduled an Executive Session meeting for Tuesday, August 22, 2017 at 3:00 PM.

IN THE MATTER OF THE EMPLOYEE SALARY DIFFERENCE: Sheriff Marcus Gatton came before the Council for the salary ordinance amendment that was approved at their last meeting for Jody Hollenbaugh. The Personnel Committee recommended a certain salary amount for the position due to the factoring and the request Sheriff Gatton made was \$500.00 over the personnel factor classification. He is asking the Council if they would like to keep the salary the same or reduce it by \$500.00. At the previous Council meeting there were two salary

ordinance amendments presented to the Council for the Account and Systems Coordinator and the Communications Director. Council member Hodges made a motion to rescind both salary ordinance amendments that were approved at the last meeting for the Account and Systems Coordinator and the Communications Director, seconded by Banks and passed with a 6/1 vote with Barrett voting against. Hodges made a motion then to make this motion be effective after the current pay period of July 30, 2017 through August 12, 2017, seconded by Banks and passed with a 7/0 vote.

IN THE MATTER OF THE SDI ABATEMENT UPDATE: EDC President Jon Myers acknowledged that there had been some concern voiced by the Council when it learned that representatives of Steel Dynamics had filed a request for reassessment of its real property at about the same time as the Council had granted a phase-in of property taxes on SDI's new project. Jon reported that he had discussed the matter with SDI and determined that it was just a situation where SDI was following standard procedures for auditing its tax bills. He also stated that SDI had since withdrawn its request for reassessment. Mr. Myers then suggested that review of reassessment requests be incorporated into the tax abatement process in the future. Additionally, he suggested that the County Council consider working with each of the municipalities in the County to develop a standard tax abatement policy. This policy would allow for the adjustment of the phase-in of property taxes to customize the size and length of incentives for each individual project. At the Council's last meeting in July, the Real Estate Property tax abatement and the Personal Property tax abatement were approved. The Real Estate resolution for the abatement was given Resolution number 2017-09 but the Council did not assign a Resolution number to the Personal Property resolution. Council member Overdeer made a motion to approved Resolution 2017-10 to the Personal Property tax abatement, seconded by Wheeler and passed with 6/0 vote with Bayman abstaining.

IN THE MATTER OF THE PT INSPECTOR ADDITIONAL APPROPRIATION REQUEST: Planning Director Nathan Bilger came before the Council for an additional appropriation to the Part Time Inspector line item in his budget. They have had several months with higher than normal building inspections and with the primary building inspector being out for several weeks, it depleted the Part Time Inspector line item quicker than expected. Council member LaRue made a motion to approve the additional appropriation request for \$5,500.00 to the Part Time Inspector line item, seconded by Overdeer and passed with a 7/0 vote.

IN THE MATTER OF THE HIGHWAY DEPARTMENT: Highway Engineer Brandon Forrester gave an update to the Council. In regard to the chip seal 100 mile project, 70 miles are completed and he hopes to have 82 done by the end of this week and the 100 miles completed by the end of next week. The Highway department was struck by lightning for the second time in two years. The lightning strike affected the Highway Department and EMA radios, the Highway and Solid Waste computers, the Highway phones and the fuel facility. The Highway phones were out but restored when they were restarted and the fuel facility was down for a few days. Brandon is working with the Commissioners, EMA and Solid Waste to see what they can do to prevent this from happening again in the future.

IN OTHER BUSINESS: The Council reviewed the estimated property tax levy limits and the estimated reductions due to circuit breakers for each taxing unit within the County. After review of the property tax levy limits and reductions, Council member Bayman made a motion to recommend no changes, seconded by Wheeler and passed with a 7/0 vote.

IN THE MATTER OF MINUTES: The minutes from the July 5, 2017 meeting were reviewed. Council member Overdeer made a motion to approve the minutes, seconded by LaRue and passed with a 7/0 vote.

COMMISSIONERS REPORT: Commissioner Western gave a report from the Commissioners meeting:

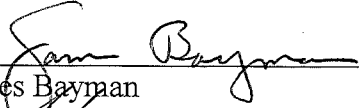
- Commissioner Schrupf reported to the Council that the Department of Child Services is requesting an expansion in the Annex Building. They currently pay rent monthly for the area in the building that they rent now at a rate of \$2,832.33 monthly. The Extension Office is also in the Annex Building so Commissioner Schrupf is requesting that a study committee be formed in order to find out what can be done for this request. Council member Overdeer and Hodges both volunteered to be on the committee.
- Commissioner Schrupf informed the Council that there are issues at the Jail and something may need to be done within the next six months. The Jail is housing three prisoners in a cell instead of the maximum of two and this may cause some issues in the future.

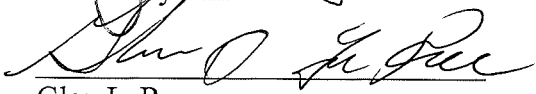
There being no further business or public comment, the meeting was adjourned at 9:35 AM.


WHITLEY COUNTY COUNCIL

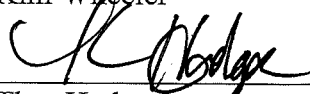

John Barrett, Chairman

William Overdeer, Vice Chairman


James Bayman

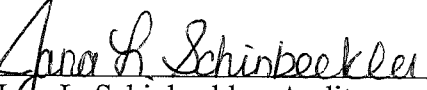

Glen LaRue


Kim Wheeler


Thor Hodges


Chad Banks

Attest:


Jana L. Schinbeckler, Auditor

