

PERRY COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES
December 2, 2024

The Perry County Board of Commissioners met at 9:00 a.m., as was duly advertised. Commissioners: President Randy Cole (RC), Rebecca Thorn (RT), and Randy Kleaving (RK) were in attendance. Auditor Kristinia Hammack, Sheriff Alan Malone, and Attorney Andrew Foster were also present. There was no *News Representative* in attendance.

The meeting opened with all present reciting the Pledge of Allegiance.

AGENDA

RK made a motion to approve the agenda as presented, seconded by RT. Motion carried 3-0.

PUBLIC COMMENTS

a) True Roll

Braedon Burgess appeared by Google Meet to answer any questions that the Commissioners had regarding True Roll software and the cost. He also gave an overview of what the software does. There were technical difficulties with the live stream and Burgess was not able to be heard until the live stream was restarted.

RC stated the Auditor's office is currently performing an in-house audit, and asked Burgess how this would impact what True Roll would do. Burgess stated that True Roll would speed up and simplify the audit process.

RC asked if the County chose to sign an agreement with True Roll, how quickly can the search be started as we are in December and can go back to 2020 if ineligible homesteads are found? Burgess stated there is a bit of process on the County side as to how notices are given and how much time that resident has to respond, to potentially update any erroneous information. Burgess said from True Roll's side, set-up is fairly quick and could be two weeks or less. The Auditor's office will have to work through the investigations once they are provided to them. RC stated this allows the County to go back to 2020, and Burgess stated yes, he believes that is right.

RC asked Burgess if True Roll will manage homesteads from approval to removal, and he responded that is a full-service contract. The contract they are presenting is a historical audit, so that is the focus. This begins as a performance-based audit, getting the tax roll clean, and then it is at a place where the staff can manage going forward. True Roll pulls national death records, DMV, voter registration, as well as homesteads filed, which are indicators that the property should be reviewed to insure the property owner is not getting a duplicate exemption.

RC asked Burgess if the County engages True Toll for the full service, then the self-service opportunities are made available to the Auditor's office, and that continues not only this year, but the following years? Burgess responded correct. Auditor Hammack stated that discussion with True Roll has been that this full-service would last approximately two years to get everything cleaned up as well as train staff. After that the County could go to the self-service. Burgess stated that there is an option that if the County would rather do a full-service now, and then wait and take another look in three years, they are capable of doing this as well.

RC stated that with the first full-service audit generating the most revenue, he can not see paying the \$11,500 for subsequent years where only a few would be identified. Burgess stated that there is a clause in the contract where their projects are revenue positive. If the Cuntty transitions to the self-service model, and if the County does not find \$11,500 worth of unqualified deductions using as a self-service tool, then True Roll will actually cut the County a check for the difference. Burgess stated this is how confident True Roll is that this system continues to pay for itself as long as the staff uses it. True Roll's system will only be looking at homesteads.

RC asked Burgess if True Roll's search tools would allow the Auditor's office to look for Over 65 deductions, and is this data available to them? Burgess responded certainly. The data True Roll uses for homesteads could be used for other deductions as well.

Hammack asked Burgess how many Indiana counties uses True Roll, and he responded ten.

RC asked Burgess with a County the size of Perry County, what kind of revenue is he seeing, and Burges responded it is hard to say until they begin the project.

RK made a motion to table until the contract is received and reviewed, and then make a decision from there, seconded by RK. Motion carried 3-0.

b) Warren Taylor, Coroner

Taylor appeared to discuss the overage cost for the cooler that was installed at his office. RC stated Taylor has overspent by \$3,454, but initially the project was \$1,400 over budget to begin with.

Taylor referenced the drawing that was drawn up, and reviewed by the Commissioners, and that is what he went with. RC asked if Steve Hauser, EMA Director, requested the bids for this project, and Taylor confirmed this. For electrical, there was no amount provided, only electrical to the two coolers at minimum cost. There was not a price provided. The first electrician thought everything was in the electric boxes, however when were ready to start hooking everything up, there was nothing in those boxes. RC stated he can see if Taylor had a \$1,400 bid, and the price became \$1,825, that is \$425.79 additional over and above what was expected to pay. RC asked Taylor if he had the electric bid in his quote, and Taylor responded whatever Mr. Hauser received. RC stated that when he looks at the total costs for the project, he came up with \$29,900. Taylor had requested \$28,500 for the project, which is exactly \$1,400 and that is the amount Taylor is saying is the electrical. RC believes the electrical was left off the original project request. RK asked if bids were received or just estimates, and Taylor confirmed it was estimates. The safety rail that was installed as an additional expense was necessary due to being a safety issue.

RC asked Taylor what dollar amounts remained in his 2024 budget, with Taylor responding.

RC would like to use any money left in the Coroner's 2024 budget, pending okay from the Council, that has already been appropriated for the Coroner.

RK suggested using the CEDIT Distribution fund, as this is infrastructure for a County building, being the same fund that was used for the repair at the North Station. RC feels whatever the Coroner has in the left in his budget that will revert back to General in 2025 should be used first, and then the balance come out of fund 7312 CEDIT Distribution.

RC stated that there needed to be a better job with planning on projects. At the ARP meeting, this project was \$25,000, and the County is substantially beyond that amount.

RK made a motion to take \$2,000 out of the remainder of the Coroner's 2024 budget, and \$5,000 out of CEDIT Distribution fund 7312, seconded by RT. Motion carried 3-0.

MINUTES

a) 11.19.2024

RT made a motion to accept as presented, seconded by RK. Motion carried 3-0.

b) 11.19.2024 Commissioner and County Council Joint Meeting

RK made a motion to accept as presented, seconded by RT. Motion carried 3-0.

KRISTINIA HAMMACK, AUDITOR

a) PCDC Invoices

These were for utilities and snow plowing the road to ATTC. Howell stated that road is not a County road. Waupaca maintains their own driveway. It was discussed to pay for plowing this year, and the Commissioners will address ATTC in 2025.

RT made a motion to approve, seconded by RK. Motion carried 3-0.

b) PCDC Affidavit for payment

RC stated this is for the RAS that comes and monitors environmental conditions.

RT made a motion to approve, seconded by RK. Motion carried 3-0.

c) Additional Appropriation

- Riverport—Consulting Services
1191.31101.00000.0068 \$7,500.00

RT made a motion to approve, seconded by RK. Motion carried 3-0.

d) 12.02.2024 Payroll: \$185,154.39

RK made a motion to approve, seconded by RT. Motion carried 3-0.

e) 12.02.2024 Payroll W/H: \$40,098.82

RK made a motion to approve, seconded by RT. Motion carried 3-0.

f) Health Insurance Claims: \$61,032.87

RT made a motion to approve, seconded by RK. Motion carried 3-0.

g) 12.02.2024 Account Payable Claim Docket: \$9,641,049.17

RC stated this amount includes distribution of tax revenue from property taxes.

Hammack wanted to commend the staff of both the Treasurer's office and the

Auditor's office on Settlement and how quickly it was completed.

RT made a motion to approve the claim docket, seconded by RK. Motion carried 3-0.

COMMISSIONERS

a) 2025 Pricing Bid Opening

The notice was not advertised in the newspaper.

Tabled.

b) Attorney Andrew Foster

Foster stated that he is in need of guidance from the Commissioners regarding the guard rail issue outside of Leopold. Foster stated Highway Superintendent Howell wants guidance regarding to go ahead and install and pay for the guard rail. Howell has spoken to the landowner, who is not willing to voluntarily help defray the cost. Foster has looked into the legal issues, and is not sure it would be cost effective and certain enough to litigate the issue, as opposed to just putting the guard rail in and eating the cost. Foster stated he has not found anything definitive about a land owner that changes their property and causes a potential issue, and having them potentially compensating the County for that new potential issue. Foster stated that if the landowner is not going to put this up voluntarily, then the County would have to litigate and potentially lose that money in attorney's fees, possibly also having to pay their attorney's fees; it is not clearcut as to how that decision would go.

RC asked Howell what the cost would be for a conventional guard rail, and Howell responded approximately \$10,000. Howell's concern, as he has had two Commissioners and two Councilmen ask him, plus numerous county residents, is to make the County liable in case somebody would run into it. Howell does not want someone be able to come back and say they tried to get the County to put the guard rail up and they did not. In Howell's opinion, this is not as safe as it used to be. He feels this is more dangerous than it was, especially if the roads are slick. If you go over that bank, you will end up in the pond before you stop.

RT asked Howell what the land owner has said, and Howell responded the land owner does not want the guard rail there. RK asked how far away from the edge of the blacktop it would be, and Howell responded the guard rail has to be two feet from the edge of the blacktop. RC asked Howell how much right-of-way does the County have, and he responded fifty feet, but by INDOT standards, the guard rail has to be two feet from the edge of the pavement. RC asked if the lake encroaches on County right-of-way? Howell stated that part of the dirt that was moved was on County right-of-way.

RT stated that if this is public safety, she wishes there was something that stated that as far as a guard rail and a curve. Howell stated he has checked with the Army Corp of Engineers and DNR, and if this is not in a flood plain, they have no jurisdiction.

Foster stated that he has been in contact with the County insurance agent and asked if they see this as a potential liability, is this unsafe on the County's part, and they stated they would defend the County if someone runs in there. Insurance would not say it needs this or does not need it.

RK asked Howell if the school has approached him regarding bus safety, and Howell responded the Director of Transportation has reached out to him. RK stated that he does not feel the County has much of a choice but to put the guard rail in.

RC stated this price is for a conventional guard rail, and he knows there are cable guard rails; he does not know if this is something the property owner would rather see. Howell stated he could get some prices on the cable guard rail. RC stated possibly the cable guard rail would be more acceptable to the property owner.

RK asked Howell to get prices for the next meeting, and the County can decide which way it wants to go. Something is going to be put there.

c) The next meeting will be Tuesday, December 17, 2024 at 6:00 p.m.

The meeting was adjourned at 10:28 a.m. CST.

RK made a motion to adjourn, seconded by RT. Motion carried 3-0.

Randy Cole
President

Rebecca Thorn
Vice-President

Randy Kleaving

Minutes reviewed by:
Kristinia L. Hammack, Auditor

Minutes prepared by:
Leisa M. Ecker, Deputy Auditor