

## APRIL 26, 2010

Wabash County Commissioners met in regular session in the Wabash County Courthouse on Monday, April 26, 2010. Chairman Barry J. Eppley called the meeting to order at 9:00 A.M. with all members present: Eppley, Brian K. Hauptert and Scott E. Givens. The proceedings of the meeting were recorded by Auditor Jane Ridgeway. The minutes of the April 19, 2010 meeting were reviewed. Hauptert made a motion to approve as written; his motion was seconded by Givens and passed with a 3-0 vote.

Phil Amones, County Highway Superintendent:

1. Requested permission to attend the Indiana Association of County Highway Engineers and Supervisors Conference in Indianapolis on June 2<sup>nd</sup> & 3<sup>rd</sup>. Commissioners unanimously approved.
2. Received a letter from Debco Metal Culverts regarding the replacement of three (3) cement culverts with metal culverts which were discussed at last week's meeting. Debco stated there would be a discount of \$11,322.00 for buying all three (3) culverts at once.
3. Presented a request from Dan Ranz to cut the road at 800 N between 500 and 600 E. Commissioners unanimously approved for Ranz to cut the road with a repair charge of \$5 per foot.
4. Stated county bridge inspections will begin next week.
5. Stated the 250 S resurfacing project will start next week.
6. Stated that one of the Highway Department driver/operators will be leaving at the end of this week. Amones requested permission to fill the position. Commissioners will take under advisement.

Bob Brown, EMA Director:

1. Stated EMA received an Amateur Radio Grant totaling \$3,195.31. Brown stated a few of the counties did not meet standards set by the State thus the State is redistributing these funds to the counties who qualified. As a result, the Amateur Radio Grant has an increase of \$984.99 for a total of \$4,180.30. This will be used to purchase a high frequency amateur radio to go into the response vehicle. Brown requested permission to present this at the May 24<sup>th</sup> Council meeting.
2. Requested permission to present to Council a Citizens Corp. Program Grant totaling \$6,500 for; patches for uniforms, two cases of caution tape, equipment trailer, portable public address system, storage containers to keep equipment dry, shipping charges and marking banners for working areas. Hauptert made a motion to approve the Amateur Radio Grant totaling \$4,180.30 and the Citizens Corp. Program Grant totaling \$6,500 to go to Council; his motion was seconded by Givens and passed by a 3-0 vote.

Steve Downs, County Attorney, presented a request from the Wabash County Hospital Board of Trustees recommending that Howard Halderman be appointed to a full term on the board. Howard has been filling the unexpired term of Dr. Duncan. His new term would run from April 1, 2010 to March 31, 2014. Givens made a motion to appoint Howard Halderman to the Hospital Board; Hauptert seconded the motion and it passed by a 3-0 vote.

Jim Dils, County Coordinator:

1. Stated there was a problem with the newly installed steps at the jail. Gaunt and Son was contacted and they are beginning repairs this morning.
2. Stated the Health Department purchased a new refrigerator. They currently have an existing refrigerator/freezer which is in the shot room. Dils stated they plan to move the new refrigerator that does not have a freezer into the shot room. The refrigerator/freezer will be moved into the storage room. He contacted Quality electric and they recommended a dedicated line be run to the circuit breaker box which will be supported by the emergency generator. The total cost for the new line would be \$164.12 and would be paid by the Health Department. Since the two (2) refrigerators are on different circuits, there will need to be a separate alarm for the new refrigerator. The alarm cost will also be covered by the Health Department.
3. Discussed the idea of hiring lawn care service to mow portions of the lawn on the south side of the courthouse and judicial center. Eppley discussed the idea of continuing the rip rap around the southwest corner of the property. Commissioners will look at the area following the meeting. Auditor Ridgeway stated the contract for the lawn mowing and lawn care with Craig Winegardner needs to be renewed. Hauptert requested Ridgeway contact Winegardner to discuss terms of contract.

Joe Edwards, SRI INCORPORATED:

1. Discussed setting a date for the yearly Tax Sale – *tentatively set October 21, 2010*
2. Stated there was a \$5 commission increase per parcel for the new tax sale. This will be paid by the delinquent property owner or the buyer not the county.
3. Discussed options for a Commissioners' Certificate Sale.
  - a. Edwards stated there were 98 properties that did not sell at last year's October tax sale. A few have been redeemed by the owners and there are around 90 available to be sold in a Commissioners' sale. Edwards

stated there are two types of sales Commissioners can hold: a Certificate Sale or a Deed Sale. The Certificate Sale is where the Commissioners hold the title to the tax lean certificate. The Deed Sale is when the Commissioners have a title search completed and actually transfer the property ownership to the Commissioners. Edwards recommended the Certificate Sale as the best option. It allows the Commissioners to pass on the property without having their name on the actual parcel at anytime. Commissioners stated they would like to have a Certificate Sale.

- b. Commissioners need to pass a resolution to hold the tax sale.
- c. Commissioners need to set a price for the properties.
- d. A date for the sale needs to be set.
- e. Chose to have a live sale (15% commission) or an on-line sale (10% commission). Commissioners stated they would like to have this on-line.
- f. Givens stated he would like the list of properties to be reviewed by the Plan Director Mike Howard and for him to choose three (3) or four (4) properties that have abandoned or condemned homes on them that can be demolished; paid for by the county. Then the property can be placed back into the tax sale at a later date. This would help clear up the land for would be buyers.
- g. Edwards stated Commissioners can review an on-line process by going to SRI's website: [www.SRI-taxsale.com](http://www.SRI-taxsale.com).

Hauptert made a motion to create a resolution establishing the intent to conduct a Commissioners' Sale to sell Tax Sale Certificates for properties that are severely delinquent in payment of property taxes; his motion was seconded by Givens, passed by a 3-0 vote and an agreement with SRI was signed by Commissioners. Edwards stated he would work with Auditor Ridgeway on finalizing details for the Commissioners Tax Sale.

Auditor Jane Ridgeway:

1. Stated that on Friday, April 23<sup>rd</sup>, an individual leaving the courthouse did not notice the new step, fell and scrapped her knees. The individual suggested that a sign be placed at the area to address the new step. Commissioners will take under advisement.
2. Stated she and some staff members will be attending the Auditors' Spring Conference in Fort Wayne at the end of May. Ridgeway asked about the policy for overnight lodging for conferences less than 50 miles away. Ridgeway stated evening events are planned that she and/or some of her staff might like to attend. Brown

- stated the State figures mileage from where you live to the conference center. Commissioners unanimously agreed this would be at the Auditor's discretion.
3. Stated the homestead verification process seems to be going well and that new legislation will require a mortgage verification showing a balance of \$3,000 or more on loan or line of credit starting in 2011.
  4. Stated she would like to move forward on presenting quotes acquired for computer upgrades in the Auditor's Office. Commissioners unanimously agreed. Ridgeway stated she will submit the detailed list at next week's meeting.

The Commissioners reviewed and approved the following items:

Request for Hoover bridge H beams – *Commissioners will take under advisement*

Weights & Measures Monthly Report – as of April 15, 2010: Joe Vogel

Invoice from Umbaugh for TIF neutralization worksheets – \$1800

Estimate for parking lot seal coating

IDEM: CFO Approval/Renewal/MMP – Rebecca S. Cordes – Farm ID# 2881

IDEM: Notice of Decision – Approval – Living Essentials

Mediacom – Notice of adding EPIX

No other business, the meeting recessed. Commissioners will meet in regular session on Monday, May 3, 2010 in the Commissioners' Meeting Room on the second floor of the Wabash County Courthouse at 9:00 A.M.

\*Approved as written – May 3, 2010