

## MONDAY, JANUARY 19, 2016

Pursuant to adjournment comes now the Starke County Board of Commissioners and meet in regular session at 6:00PM in the Annex Meeting Room, Knox, Indiana, with Kent Danford, Kathy Norem and Donald Binkley present and the following proceedings were held to wit:

Due to the County Council meeting running late, the meeting of the Board of Commissioners was called to order by Commissioner President Kent Danford at 6:30PM.

### **RE: ASSIGNMENT OF HOSPITAL LEASE**

IU-Health Starke CEO Craig Felty, appeared before the Board, along with Thor Thordarson, CEO IU Health LaPorte and Community Health System VP, John McClellan. County Attorney Marty Lucas advised that Community Health System is buying the hospital with the closing scheduled for February 1<sup>st</sup>. He advised they are requesting an assignment of the present lease with the hospital to Knox Hospital LLC. He noted he needs to see documentation that Knox Hospital LLC is the appropriate party to sign the lease. He suggested after receipt of those documents that the Board of Commissioners meet in a Special Session to authorize the assignment of the lease. Mr. McClellan advised Community Health Services (CHS) has 199 hospitals in 30 states. He advised they have made a commitment to build a new hospital; a 15 million dollar facility; and is planning on operating the existing hospital until the new construction is complete. He requests CHS continues leasing the land at the present amount of the current lease; a 25 year land lease in the amount of \$75,000.00 per year. Mr. McClellan submitted a report listing their "proposed amendment and restatement of lease". Commissioner Norem advised the proposed lease is pending Attorney Lucas' approval and then other points presented will need to be negotiated and approval will involve the County Council as well as the Board of Commissioners.

### **RE: SCCC/PROBATION GRANT APPLICATION**

Starke County Probation Officer and Chairman of the Advisory Board for Starke County Community Corrections, John Thorstad, and SCCC Director Robert Hinojosa, along with Sheriff Bill Dulin appeared before the Board with a grant application. Chairman Thorstad advised the grant will cover the normal SCCC grant for the period of 2016-2017 and it also will provide funding for the Probation Department allowing a part time employee to become a full time employee, and will cover funding for pre-trial evaluations. Sheriff Dulin noted the grant will also provide funding to establish a Substance Abuse Program at the jail which is separate from the DOC Therapeutic Program. He stated the Substance Abuse Program would be for inmates prior to sentencing while the DOC Program is for sentenced inmates. Chairman Thorstad advised the Base SCCC Grant is \$293,864.00 with the additional jail services of \$175,889.00 for a grant application total of \$469,753.00. Commissioner Norem made a motion to approve the grant application. The motion was seconded by Commissioner Binkley and passed with all ayes. Director Hinojosa advised they are still on schedule for the DOC Therapeutic Program to begin on Feb. 2<sup>nd</sup> as the first day they will begin taking inmates. Sheriff Dulin noted the DOC has already hired a case manager for that program. He also advised he has hired a Warden/Program Coordinator and also he hired a Jail Commander. He advised both employees were employed at the Pulaski County Jail and both of them reside in Starke County.

### **RE: AUDITOR'S BUSINESS: MINUTES, PAYROLL CLAIM, VENDOR CLAIMS**

Commissioner Norem made a motion to approve the minutes of the January 4<sup>th</sup> meeting, seconded by Commissioner Binkley. The motion passed with all ayes. Commissioner Binkley made a motion to approve the payroll claim for the pay period ending on January 2<sup>nd</sup>, with a pay date of January 8<sup>th</sup>, in the total gross amount of \$223,415.53. Commissioner Norem seconded the motion and it passed with all ayes. In regard to the approval of the claims docket, Commissioner Binkley inquired as to the two mileage claims that had been submitted from the Treasurer's Department and asked to see the verification of those two claims. Commissioner Binkley made a motion to approve the claims docket with the exception of those two mileage claims, in the total net amount of \$608,931.31. Commissioner Norem seconded the motion and it passed with all ayes. Following the approval of the claims docket, Auditor Chaffins pointed out that the claims docket included the claim from the Highway Department for the purchase of a new truck at a cost of \$85,000.00. She stated the price quotes were just recently submitted to the Board but the truck was ordered last spring. Attorney Lucas stated price quotes are required for any purchase over \$50,000.00 and sealed bids on any purchase over \$150,000.00. Attorney Lucas advised he will prepare a form for the Department Heads to follow, stating the proper procedure when a purchase exceeds \$50,000.00.

### **Materiality Policy**

Attorney Lucas advised per Indiana Code 5-11-1-27 and State Examiner Directive 2015-6, it allows each political subdivision to determine its own policy on materiality. He noted the policy establishes a threshold prior to reporting to the SBOA. Without a policy in place the County would be required to report every possible theft however small it may be. He advised his research on this subject discovered the Township Association had created a model for townships setting a value of \$2,000.00 for thefts involving assets and \$500.00 for thefts involving cash and used their model to create the proposed Resolution with the same dollar thresholds. Commissioner Binkley made a motion to approval the Resolution, 2016-0119. Commissioner Norem seconded the motion and it was approved with all ayes.

**PLANNING COMMISSIONER PROPOSED PUBLIC NUISANCE ORDINANCE.**

Attorney Lucas advised he was asked to review the proposed Public Nuisance Ordinance that had been approved by the Planning Commission and presented to the Board of Commissioners for their approval. He had sent out his Memorandum regard the Proposed Public Nuisance and Unsafe Building Ordinance via email prior to the meeting. In the memorandum he defines a “nuisance”; discusses who has the authority for regulation; the scope and applicability of the proposed ordinance; and enforcement. Attorney Lucas suggested areas of the proposed ordinance that may need to be amended including the proper wording of the ordinance; the implement of the Indiana Right-to-Farm Statute; and proposed certain residential areas be subject to stricter rules. Building Administrator Terry Stephenson advised the proposed ordinance treats everyone the same for more equality. Commissioner Norem advised the Planning Commission may need to modify the proposed ordinance some noting the lakes may need different rules. She stated most of the complaints addressed to the Board of Commissioners concern issues at either one of the two County lakes which both are in her territory as Commissioner. Administrator Stephenson stated in order to be fair they want to keep everyone the same. He advised the nine member board of the Planning Commission had reviewed the proposed ordinance and approved it but now it is being questioned. Dave Kesvornas of the Hamlet Town Board noted the issues the Town of Hamlet is facing with abandoned, vacant houses and inquired as to if this proposed ordinance would have an effect on the Town of Hamlet. He noted the Town of Hamlet would not be changing their present ordinances as they are struggling with the meth issue and empty houses. Betty Dotlich stated she believed an issue the County has is with outdated zoning maps since right now the majority of the County property is zoned agriculture. Terry Stephenson stated he was tired of the County being the worst county in the State and would like to see that change. Commissioner Binkley made a motion to have the Planning Commissioner review the ordinance with Marty’s comments and suggestions and to reorganize it before presenting it to the Board of Commissioners for approval. Commissioner Norem seconded the motion and it passed with all ayes.

**IN OTHER BUSINESS**

Commissioner Norem made a motion to appoint Erica Christensen to the North Judson/Wayne Township Public Library Board for a 4 year term. Commissioner Binkley seconded the motion and it passed with all ayes. Commissioner Norem made a motion to appoint Gerald Weber to the Koontz Lake Regional Sewer District for a 4 year term, seconded by Commissioner Binkley. The motion passed with all ayes.

Auditor Chaffins inquired as to which Commissioner will be handling the Department Head Meetings in 2016 and was advised it will be Commissioner Danford. He advised he will be establishing a calendar as to when they will take place. In regard to Commissioner Office Hours, Commissioner Norem advised she will continue having office hours at the Courthouse.

Commissioner Norem advised there is an opening on the Health Board due to the passing of Dr. Bartush. She advised the Board is politically balanced and the replacement appointee also needs to be in the medical field, by profession. She asked the media to advertise the opening.

**PUBLIC COMMENT**

Les Jensen inquired as to obtaining a copy of the proposed Public Nuisance Ordinance. Commissioner Norem stated she would email a copy to him.

There being no further public comment and no further business, Commissioner Binkley made a motion to adjourn the meeting. Commissioner Norem seconded the motion and it passed with all ayes. The meeting adjourned at 7:48PM.

**JANUARY 19, 2015**

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Kent Danford, President

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Kathryn Norem, Vice President

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Donald Binkley

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Katherine Chaffins, County Auditor  
& Secretary to the Board of County Commissioners