

**DEARBORN COUNTY BOARD OF COMMISSIONERS MEETING**

**December 4, 2018**

**9:00 a.m., Henry Dearborn Room**

**Dearborn County Government Center**

**165 Mary Street, Lawrenceburg, Indiana**

**CALL TO ORDER**-present Jim Thatcher, Art Little, Sue Hayden, Administrator, Connie Fromhold, Auditor, Andy Baudendistel, Attorney, absent Shane McHenry, President.

**PLEDGE OF ALLEGIANCE**

**TITLE VI STATEMENT FOR COMPLIANCE**- Read by Andy Baudendistel

**UNFINISHED BUSINESS:**

**Wilker Property Update** – Building Commissioner, Bill Shelton, gave update on work that is completed, recommends receivership.

Mark Stearns attorney for J.D. Wilker spoke on Bill Shelton's comments.

**Motion to have Andy Baudendistel file for receivership by Art Little, seconded by Jim Thatcher, motion passed.**

Andy Baudendistel explained how this would be done.

**Resolution to Repeal Resolution 2014-001**- Lead Economic Development Officer was taken out of Administrator's job description per Resolution 2018-004. Read into the record by Andy Baudendistel.

**Motion to pass Resolution 2018-004 made by Art Little, seconded by Jim Thatcher, motion passed.**

**NEW BUSINESS:**

**SIRPC** – Patty Jackson- Wanting signatures for Housing Preservation Grant to amend original to include all of Dearborn County instead of just unincorporated areas.

Patty Jackson opened up public hearing, asked for any questions.

Public hearing closed.

**Motion to have Shane McHenry to sign outside of the public meeting SIRPC grant made by Art Little, seconded by Jim Thatcher, motion passed.**

**Award of 2019 Material Bids** - Highway Superintendent, Tim Greive

**Motion to accept bid for materials by Art Little, seconded by Jim Thatcher, motion passed.**

**Highway Engineer** – Todd Listerman

**Dearborn County was awarded \$996,499.08 (Community Crossings Grant) for**

paving, six roads are included.

**Novation Letters w/DLZ** – Bridges #5, #29, #108 and #215 that need signatures.

**Motion to sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**Award for Bridge #76**- Jamison Road accepted Paul Rohe's bid (\$994,275.76).

**Motion to sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**Award for Bridge #201**-West Laughery Road Approach low bid Paul Rohe \$58,850.

**Motion to accept sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**Agreements for Small Structures #211 and #213**- Lower Dillsboro Road by CivilCon Inc., for \$4,700.

**Motion to sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**SR-1 Closure and Unofficial Detour Agreement**- It will be a 90 day closure, between April 1, 2019 and August 30, 2019.

**Motion to sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**Contract Modification #2 for Staking Stateline at Georgetown Road-** Not to exceed \$8,060.

**Motion to accept and sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**2019 PAWS Agreement with Board of Commissioners-**

Sue Hayden presented, wanted to remove item 11 from previous contract, \$120,000 annually, \$10,000 per month.

**Motion to sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**Malcon Proposal** – Preparation of Claims for Fuel Tax Refund, presented by Sue Hayden. The county and Malcon split equally with a cap \$1,500.

**Motion to sign as presented by Art Little, seconded by Jim Thatcher, motion passed.**

**ADMINISTRATOR** – Sue Hayden

**AUDITOR** – Connie Fromhold

**Claims-** Motion to sign as presented by Art Little, seconded by Jim Thatcher, motion

passed.

**Minutes-** Motion to sign as presented by Art Little, seconded by Jim Thatcher,  
motion passed.

**ATTORNEY** – Andy Baudendistel- City of Aurora may attend next meeting concerning tax  
sale properties.

**COMMISSIONER COMMENTS-** Art Little was surprised by the slick roads this morning.  
Jim Thatcher would like to wish everyone Happy Holidays.

**LATE ARRIVAL INFORMATION-** none

**PUBLIC COMMENT-** Phil Darling commented on Highway Department going the  
extra mile for the general public.

**ADJOURN-** Motion to adjourn made by Art Little, seconded by Jim Thatcher,  
adjourned @10:17.

Attest:

Connie A Fromhold  
Connie A Fromhold, Auditor

Absent  
Shane McHenry, President

Art Little  
Art Little

Jim Thatcher  
Jim Thatcher



Dearborn County Building Department  
*William E. Shelton-Building Commissioner*

215 West High Street

Lawrenceburg, Indiana 47025

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Toll Free: 1-800-531-1041 Ext. 2031

December 4<sup>th</sup>, 2018

Gentlemen,

As we all know the Wilker exterior agreement ended Saturday, December 1<sup>st</sup>, 2018 at midnight. I would like to note that Mr. Wilker was no supposed to do any of the work himself, but was there working late into the evening on Saturday the 1<sup>st</sup>, and continued to work on Sunday December 2<sup>nd</sup>, after the deadline. Now onto the site inspection report. Mr. Thatcher and I met at 9 am on Monday, December 3<sup>rd</sup> to perform a site inspection to compare the completed work with the agreed upon work schedule. When pulling up to the structure, and first glance, you can see improvement. But upon further and closer inspection there are several items which are a breach of the agreement, therefore this should result in the structure to go into receivership. I will start with the sections that met the agreement and end with sections that did not meet the agreement, along with photos for your review. The structure has all windows and doors installed as well as the garage door. I will note that two of the sashes appear to have been broken out during construction, but the frames and sashes are in and the glass repairable. The entire structure has all vertical sections covered in a vinyl siding wrap and the overhangs have a soffit and fascia wrap as well as gutters and downspouts in areas required. The garage door was up and the garage floor has been poured. The wrap around porch has been added along with roofing, overhang soffit, fascia and gutter. The agreement includes all exterior siding, a paved driveway, a finished erosion control system and a maintainable yard. I have a packet of 10 photos that, upon review, you will see incomplete work. The first photo clearly shows there is a plywood ceiling under the porch area, the plywood is just a backer board for the soffit and no soffit has been installed. The second photo I am handing out now is the driveway. It is wider than permitted and still in gravel. It was my understanding as well as the county attorneys, via email with Mr. Stearns and as state by the Wilker's. The driveway would be paved, pavers to be exact and that is not present. A MAJOR part of this exterior finish was the erosion control since there has been a judgement awarded to the neighbors for damages and a lien on the property. The photo I am passing out now is a typical "catch basin" installation and finish that one would expect to be seen. The next photos are of the existing catch basin installation currently at the property. The catch basin appears to be set too high to effectively "catch" the water so the back corner facing the flow of the water has been, cut or knocked out, in order to be low enough to capture the flow. The photos sent by Mr. Stearns show that the catch basin does work to an extent BUT the lines coming out of the box are the next issue. The box has a plywood wall used to support the exit lines and are heading UP out of the box now allowing the box to completely drain, causing two issues. Plywood does not do well in standing water and mosquitos LOVE standing water in the spring and summer. The final section is the yard. These photos will show the outlet tubes that exit the basin and empty onto the front area of the structure. The perforated drain tile covered in a "sock" will effectively slow the flow of water to help guard against erosion but need to be finished



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not just lying on the ground. The pictures will show the shape of the yard isn't in condition to be mowed or maintained properly due to severe sloping and gravel still being present in the yard. With the deficiencies I have spoken of, and the photos to back up my statements, I see nothing but a clear breach of the agreement and see no other option then to move forward with the receivership.

William E. Shelton  
Dearborn County Building Commissioner