

Randolph County Commissioners

February 21, 2023

The Randolph County Commissioners met at their regular meeting at 9:00AM in the Commissioners and Council Room in the Courthouse with the following members present: Board President Michael Wickersham, Gary Friend and Gary Girton. Also present was Randolph County Auditor Laura J Martin, Sheriff Art Moystner and County Attorney Meeks Cockerill.

Michael Wickersham, President presided over the meeting.

Pledge of Allegiance

Sherri Thompson & Tammy Pruitt- cell phone stipend for school liaison

Sherri said the reason we are here is to ask permission to reimburse Tammy for part of her cell phone bill. She is on call 24/7. She uses her phone constantly for contact reasons for the Health Department and her phone number is on the business cards. So, she can be reached at any time. So, we're just asking to pay her the same portion that the stipend would be, would be \$40.00. And that would come out of the grant, it wouldn't come out of any of the county funds.

Mike said so it would be a stipend of \$40.00 per month.

Sherri said yes.

Mike said anybody have any questions of Sherri?

Gary Friend said I do. I personally don't like cell phone stipends at all. Everybody's got them, everybody uses them. Maybe we could do something like until this budget year comes up, but I would like to see the salary reflect. You've going to have a cell phone to have this job. So, I just want to let you I'm not anti, making sure that you get treated right, but I'm anti cell phone stipend completely. I don't know what we have around the county either. So, it's something that probably don't want to single you out. But I think everybody's pay ought to include their cell phone in part of their duties when they take a job that includes it. That's where I'm at.

Mike said and that makes sense, but that's not going to work now.

Gary Friend said no that's what I'd set up for today.

Mike said that might be something you might want to consider at budget time to just increase Tammy's.

Gary Girton said as of today, I move we take the recommendation and grant the request of \$40.00.

Mike said okay. I have a motion. Do I have a second?

Gary Friend seconded the motion. All aye votes. Motion carried.

Mike said and that would just be a \$480.00 increase to her contractual amount. That might be a simple way to do it to save you from writing two checks and go that way.

Sherri said right.

Mike said another line item in the grant so. Okay. Very good. Thank you, ladies.

Jake Donham – DCS Lease space

Mike said Jake. DCS lease space. A lot of emails going back and forth.

Jake Donham said I'm getting tired of emails. I'd rather just do this in person and put it to rest, but we're getting closer to doing that hopefully. Last week Meeks attached me to an email with DCS requesting looking for more space for possibly instead of doing a remodel, maybe we have space available they could use for, and it struck me odd. And so, I looked back at this email chain. Meeks has tried for six months to get a contractual agreement with them. And it looks like once a month they divert in a different direction with something else instead of coming up with a contract. So, I called her. I talked to Yumi. She immediately wanted to go into a remodel, need space. She's the middle man with the state. So, they manage the properties, whatever. And on site, DCS have no idea about any of this remodel. She checked with her supervisor. They have no idea why they would need to change anything. So, I don't know if we really need to change anything or not. That's not my call. But Yumi, when I called her, talked to her, she's looking for more space for possibly a renovation for whatever they want to do, but she wouldn't tell me what it was. She had no idea square footage what they needed. But then she also said she had other entities might be interested in lease space. So, I went ahead and sent her what we had available. And stressed to her that the last commissioner meeting I thought we were under the understanding that we were going to try to get a signed contractual with them, and then address possible remodel. And she acted like she hadn't heard any of that yet. So, then I also requested maybe we just need to meet on site and physically look at what they have now, because I don't know if she, I don't know if she can visualize. I said there's a lot of space up there that's not being utilized with DCS that could be rearranged possibly. Maybe they don't need to remodel. I don't know. But I think we need to have an onsite meeting possibly to really look at this and she agreed. She acted like she was going to get with the state and see if she could come up with at least a year lease agreement, or what they're using now. And then proceed from there. That was per phone call.

Mike said and this all precipitated because we wanted to renew the lease at a higher amount.

Jake Donham said this is back in 2018.

Meeks said actually this turnaround, we just want to renew the lease. And this thing's been going back and forth since then.

Jake Donham said Yumi, since 2018, she's, it was with a different company then. In 2020, it looks like she and another lady started their own business and picked up this business, brought it with them. And it's just, every year we address this with them about trying to get a new lease agreement, and we still haven't seen one.

Mike said so, are they paying the current lease amount that we want them to pay?

Meeks said yeah, it's the hold over.

Jake Donham said I have no idea on any figures, or I don't even, I don't even know if they know how many square foot they have, because what I have is about a thousand over what they've been paying. So, I don't know. The only lease agreement I could find was when they first opened up like in 2004ish, right in there, is the only one I have on record. I don't know if there's anything else in existence. And they were leasing around 4000 some square foot. I don't know if before I even started here, if they just picked up some space that was never added to this contract. I don't know. But I think we just need to get all the players involved and get it nailed down and get a new agreement drawn up.

Mike said well that sounds like a good plan if they're willing to do that. But it doesn't sound like they're willing to do that too anxiously. I mean we've been put off, put off.

Jake Donham said there's a lot of unforeseen in our phone calls and our emails Mike, yes.

Mike said so I don't know what direction to go there.

Meeks said sounds like they have the direction, they're going to go meet on site.

Mike said well that's what they're saying they're going to do. I don't believe that.

Jake Donham said I don't know if Meeks could maybe send another.

Meeks said you've seen all the emails.

Jake Donham said I know, yeah. There's a whole chain of them. And it's just the runaround. I mean, we've used the terminology we're going to circle around on one of the emails and get back with you next month.

Gary Girton said I think we just need to tell them that we're going to meet and we have to meet in order to resolve this issue, because we're not going to, by apparently, from all the emails, we're not going to resolve it that way. So, I think Jake's right. We just need to get together and we just need to contact them, get two or three dates and go from there.

Mike said I'd say we do it in the next two weeks.

Gary Girton said I agree.

Mike said before our next commissioners meeting.

Meeks said who wants to meet with them?

Gary Girton said I will since I represent.

Meeks said Gary, okay.

Gary Friend said are they current on their lease payments?

Meeks said oh yeah.

Gary Friend said okay.

Meeks said it's the state, they pay?

Gary Friend said how do we get out money, the state reimburses?

Meeks said yeah, the state pays us.

Mike said pays it like a tenant on a monthly basis. When you want to set up the meeting Gary and Jake?

Jake Donham said I'm here every day. So, you want me to set it up or Gary set it up, Meeks set it up.

Gary Girton said when you get ahold of them, I'll make my schedule work whenever.

Jake Donham said okay. I'll send her an email. I'll attach you guys to it so everybody's on the same page unless you don't want me to, if that's too much.

Mike said no that's fine.

Jake Donham said that way everybody is on the same page.

Mike said okay. Well hopefully, we'll have this resolved by March 6th.

Jake Donham said March 6th, okay.

Mike said anything else for us Jake?

Jake Donham said another one, Head Start sent me an email wanting signatures. They're wanting to do a shade and some play ground equipment on their facility. Again, I bounced it back to them and said it would be nice to see some drawings or something, you what exactly are we doing there, are we attaching them to the building, haven't heard back from that.

Then the last one I got is, I'm still work, I don't even know if I call it working with them anymore. I'm getting a lot of emails from LEAP on these cameras. And so, I end up, I sent an email yesterday. I'm trying to be nice with them, but I don't know if they fully understand how to make these work, to be honest with you.

Mike said it would be nice if they'd tell us that.

Jake Donham said yeah. So, I called Jim yesterday. I said look, I said I'm not an IT guy. I don't understand all of your lingo and all these people involved, because every time you email me, somebody new is involved. And I said I want you guys to quit passing it to people hoping it goes away. Let's just fix it. If we need equipment to purchase to make this work, get us a quote and tell us what it is. But I said I don't know what you guys are contracted to do. I said I know we're contracted with you, but that's beyond me. So, whoever, instead of all these people involved in this email, whoever is with LEAP that represents Randolph County needs to make contact with us and get this resolved, because this is another six-month project that should have been put to rest a long time ago. It sounds like what needs to happen is, I contacted a previous IT guy that I know. And he said that these two facilities are the oldest facilities in the county. They're older servers. They're not powered, they don't have the power, they don't have the capabilities to push power back to the camera. So, he says it's as simple as buying a device, a POE, power over ethernet or something. And he said you just plug that in, plug everything in and it sends power back to the camera and makes it work. He said when we bought the cameras they should have known that, somebody should have looked at that, somebody should have known that these servers were not powered servers.

Gary Friend said have they ever worked?

Jake Donham said not with the cameras because they're not, they're older equipment. So, I mean, POE, they're not super expensive.

Mike said the original cameras are working. It's the new cameras.

Jake Donham said it's the new cameras in the, the cameras I'm talking about are the two they put in probation and EMS.

Mike said the new cameras over there and the new cameras in the EMS, but old cameras at correction.

Jake Donham said they're on a whole different system. That's a, that was their stand-alone system for Community Corrections. So, we put two more on. They're actually going to be tied into the county server for just our county video. But there, again, they're bouncing back and forth between the camera manufacturer or camera vendor, and then LEAP trying to figure out numbers and.

Mike said we need to find out if LEAP can help us here. And if they can't, then we need to find somebody that can.

Jake Donham said yes.

Mike said so do you want.

Jake Donham said when so when I talked to Dennis yesterday, I just told him whoever represents Randolph County, get a quote together, get it to Laura Martin so we can digest this and figure out if that's what we're going to do, get it paid, get it going, just make it go. I want this project to go away as well.

Mike said well is the young man that's here, is he, have you, is it.

Laura said Joe.

Mike said Joe. Is he not any help?

Jake Donham said he's. I talked to him this morning and a couple different times, and he keeps referring to the other people that's in the email chain, engineering, and ticket systems, and more people. And I told him I'm done with your ticket systems. I'm done with emails, lets just make it work, because it's just, again, it been five months and probably 50 emails back and forth.

Mike said again, we either, and you talked to who this morning that's going to get you a quote?

Jake Donham said Dennis. I talked to him yesterday actually, Dennis with LEAP.

Mike said okay. And did he say he would?

Jake Donham said he was going to contact somebody higher up, he threw out some more names, people with LEAP.

Mike said do you have Dennis' number?

Jake Donham said I've got an email and a number, yeah.

Mike said if you want to share that with me, I'll reach out to LEAP if that's okay.

Jake Donham said actually I copied you guys an email yesterday if it went through.

Mike said well I didn't see one. Okay. Send that again.

Jake Donham said okay.

Mike said and then I'll contact Dennis and we'll get to the bottom of it and see if we can get it. If they can't do it, they need to tell us that.

Jake Donham said yeah, that's what I told him yesterday on the phone. I said if you guys can't do it, let us know so we can get the ball rolling, because there's been a couple occurrences at both facilities that it would be nice to have some footage to review.

Mike said okay. Anything else for us?

Jake Donham said I think that's it.

Mike said any questions for Jake? The clock's gone.

Jake Donham said that one died on us. Want me to get another one?

Mike said well it looks kind of vacant and I know people look up there.

Jake Donham said want me to order two so they match or is that going to be a big problem?

Mike said well these never kept good time.

Debra Johnting and Kari Simpkins – Ordinance 2023-08 final reading

Debra Johnting, Area Planning Commission, final reading of Ordinance 2023-08, an ordinance to change the zoning map. Do you have that ordinance?

Debra Johnting said Kari texted me this morning and said she had sick kids.

Mike said that's fine. I didn't receive any calls, or anybody questioned about this.

Debra Johnting said we have not had any.

Mike said okay. Gary did you have any? This is the third and final reading of Ordinance number 2023-08, an ordinance to amend the zoning map of Randolph County, Indiana by title only.

ORDINANCE NO. 2023-08

AN ORDINANCE TO AMEND THE ZONING MAP OF RANDOLPH COUNTY, INDIANA

WHEREAS, Union Go Dairy, 3518 S 300 W, Winchester, Indiana, Randolph County, Indiana, having heretofore filed a petition with the Area Planning Commission requesting an amendment to the Zoning Map of Randolph County, Indiana;

WHEREAS, the Area Planning Commission of Randolph County, Indiana held on January 18, 2023, pursuant to notice, a public hearing on said petition, as provided by law; and

WHEREAS, the Commissioners of Randolph County, Indiana have received the Area Planning Commission's report of a Favorable Recommendation of said petition to amend said Zoning Map;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY COMMISSIONERS, that said Zoning Map (APC2023-4-Z) be, and the same is hereby amended as follows:

Section 1. The following describes a portion, 3.88 acres, (as shown on map) of real estate located in Randolph County, Indiana, which is now zoned A-I (Agricultural, Intensive) shall hereafter be zoned M-2 (Industrial, General). Legal description is attached hereto and marked as Exhibit "A".

Section 2: Furthermore, the zoning change will remain in effect until such time that the designated use of the property is abandoned (as defined in the UZO). At that time, the portion zoned M-2 will automatically revert back to the zoning designation of A-I.

Section 3. This Ordinance shall be in full force and effect upon passage by the RANDOLPH COUNTY COMMISSIONERS.

Gary Girton said I move that we move forward with 2023-08, the final reading.

Mike said have a motion to adopt Ordinance number 2023-08, an ordinance to amend the zoning map of Randolph County, Indiana by title. Do I have a second?

Gary Friend seconded the motion. All aye votes. Motion carried.

Mike said the ordinance is adopted.

Joe Copeland and Mike Haffner – Cash flow for bridges and culverts, utility agreement

Mike said Joe Copeland and Mike Haffner.

Joe Copeland said the spreadsheet about cash and how much we need from other sources besides Cum Bridge and the highway. I got with Mike and Jessica and we come up with this. It covers 23, 24 and 25. It shows how much Wind, if it's available each year. It also shows the federal aid reimbursement on each one. First year, but here's the thing, you pay it and then you get reimbursed, so we need the appropriation to be able to pay it. So, first year, net 23 would be roughly \$738,000. But the appropriation is one, almost, well \$1,261,687.

Gary Friend said how long does it take for the reimbursement to come back from Federal aid after the expenditure of the bridge.

Joe Copeland said It should be back within 30 to 45 days at the most. The problem is, once we're invoiced, then we pay the invoice and then I have to have a cancelled check, a copy of it to submit with the what they call the claim voucher, to get our money. So, as soon as it's paid, I can get the check and we can send it in. 2024 gross is \$2,384,250 with a net of \$1,196,250. Now, 25 is \$3,063,900, but the year before, you're getting back almost \$1.2 million in reimbursement. So that'll help the situation when we get to 25. It's about \$1.2 million in 24. Now we received an email last week. The 8 bridges we submitted in January for the bridge deck repair and overlay, the state sent an email out asking if, if we were awarded the project, could we pay for the PE or the design with our own money. I said no. It's about \$1.7 million. I said no we can't do that.

Gary Friend said which design are you referring to?

Joe Copeland said it's the one that talks about bridge maintenance. So, that project may be cut back. It really hits us hard in 2025, if they get it moved along fast enough and they have the money. So, those 8 bridges may be cut. So, that number may go down.

Gary Girton said do they cut them then based on our priority or what?

Joe Copeland said I put a priority on it based upon SJCA's priority with the bridge inspection. That's the way I prioritized them. So, they may give us half, they may give us six, they may not, I don't know. Hopefully, we'll know something next month.

Mike said so, I'm looking at your row where it says bridge maintenance. For 2023, you have \$300,000 in there.

Joe Copeland said yeah, to get started on design.

Mike said 2024, you have 1 million.

Joe Copeland said yeah.

Mike said in 2025 you have 1,627,000.

Joe Copeland said yeah. We go to construction.

Mike said and the state's going to give us some of that back?

Joe Copeland said yeah. It will be 80% on every bit of that.

Mike said every bit of it.

Joe Copeland said well, except now 25, 23 and 24, we'll get money back. 25, some of that is our 20% match in that 1.6 million.

Mike said okay.

Gary Friend said is the bridge maintenance reimbursable? Mike asked about bridge maintenance but that's not the bridge itself.

Joe Copeland said it's the same bridge that's submitted for the overlays.

Gary Friend said okay so, that line is reimbursable at 80%?

Joe Copeland said yeah, except 25, which is, some of that is the construction, and we paid our 20% right up front. Most, I'd say most of it. 23 and 24.

Gary Friend said okay.

Mike said and the PE is in these figures?

Joe Copeland said yes. There should not be any right of way.

Mike said so, and the PE is how much?

Joe Copeland said I think I had it about \$1.7, a little over \$1.7 million.

Mike said so, am I reading this right that that is more than the construction? You had \$2.6 on a total.

Joe Copeland said no because the construction that we pay is only 20%. There's 80% of this is not there.

Mike said this is our share?

Joe Copeland said yeah, that's our share.

Mike said okay.

Joe Copeland said yeah, it's much more than the design.

Mike said you got that number in 2025 under Wind. Are you expecting us to pay it out of Windfarm, is that what you're hoping?

Joe Copeland said yeah, I'm hoping, yeah.

Mike said okay. Just trying to make sense of your spreadsheet.

Joe Copeland said these are our costs, but some of it is reimbursable.

Mike said okay. And what we're seeing down here is what is reimbursable, is in the row that says Federal Aid reimbursement.

Joe Copeland said but if we don't spend it, then there won't be any reimbursement so we won't have to worry about it.

Mike said and help me identify what, we've paid some of the Wind in 2023 already, have we not?

Joe Copeland said yeah, it's coming out of, it's for those three bridge deck repairs and overlays that we got through Community Crossings. We have to pay our 25% share plus the inspection.

Mike said is that the first three listed on here?

Joe Copeland said yeah 162, 174 and 175.

Mike said okay, so those have been paid.

Joe Copeland said yeah, that goes to bid next month.

Mike said so, you are asking us to \$580,889.20 additional monies out of Wind this year?

Joe Copeland said now, as far as I, here's my, what I didn't understand, 162, 174 and 175 was dedicated for Wind. Does that include everything, or was that just the design?

Gary Friend said I think it was to be used for the project.

Mike said it was a fixed number. It was a fixed number.

Joe Copeland said was it, okay.

Mike said it wasn't a percentage, and it wasn't a blank check. It was a fixed number. And I don't know, off the top of my head, what that number was.

Joe Copeland said I don't either.

Mike said so, we have to calculate that, but the record will show what we dedicated to that.

Joe Copeland said right.

Mike said so, back to my question, the other 920 is what we're going to need from Wind this year to do the rest of these projects?

Joe Copeland said yes, subtracting out those three, if we haven't exceeded that amount, yeah.

Gary Friend said on the line in questioning like Mike's on, when do we have to commit to 2024?

Joe Copeland said not until 2024.

Gary Friend said early on in 2024? But if we don't commit to 2024 and 2025 right now, this plan continues to wash through, correct?

Joe Copeland said so, you're saying maybe pay bills in February and March instead of?

Gary Friend said no, I'm just saying we've got to watch the accounts comes up and down, if we commit right now for this year's 2023 expenses, if we're holding back for more review and study on 2024, does it slow anything down at all?

Joe Copeland said no, because those bills should not come through until 24. Now I could slow this down.

Gary Friend said that's not what I'm asking. I'm just wondering, we at the council also is going to have to feel comfortable pushing this through.

Joe Copeland said yeah, but if I slow it down, I'm going to cut bridges out.

Gary Friend said I'm not asking that.

Joe Copeland said okay. We're getting, I'm working on the design for one other one now, 183, down on 500 South. And it's bad.

Gary Friend said so, the \$920,000.00 plus what we've already committed down at the bottom, the \$524,000.00 then will reimburse to the Windfarm accounts?

Joe Copeland said yes.

Gary Friend said and that money can be pushed over if we chose in 2024, plus, whatever else is needed to finish the total, right?

Joe Copeland said yes. It would keep the cash

Gary Friend said what was the Wind first, is more my question. So, 2024, the Wind amount is \$2,384,000?

Joe Copeland said yeah.

Gary Friend said we should be able to subtract \$524,000.00 off of that for the impact?

Joe Copeland said yeah, and then the following year.

Gary Friend said and the 1,188.

Joe Copeland said yeah, and in the following you can take off 1,188,000.

Gary Friend said right, and push that one forward.

Joe Copeland said yeah. Okay.

Gary Friend said so, hypothetically, if we get this rolling and get it all in play, we ought to be able to start seeing a lot of money that can go into 27 and 28, that's already been paid for in order, correct?

Joe Copeland said yes. It'll just keep moving on.

Gary Friend said it'll just keep moving forward.

Joe Copeland said yeah.

Mike said okay. Any other questions of Joe on this spreadsheet? Anything you want to add to this one at this time?

Joe Copeland said well I do, there was at the council meeting, it was requested that I get a map to give an idea of what we're working on. And so, I put together a map. So, these are locations of bridges by funding that, in proposed funding, that we have. Right now, they're working on 700 North between 2 and 300 West.

Mike Haffner said that's not on the map because it's not on, or is it on the map?

Joe Copeland said yeah, it's on the map. I put it on. It was a culvert, now it's going to be a bridge. A big ditch.

Mike said and that is, is it a yellow, green or pink?

Joe Copeland said well first one's gold, second one is green, the third one is pink.

Mike said the one you just described, the one they're working on now.

Joe Copeland said oh, green.

Mike said so that's just South of Ridgeville?

Joe Copeland said yeah. They're driving piling last week. They ought to be about done.

Mike said okay. Did you say they're using MVH for that?

Joe Copeland said yeah.

Mike said which one is that?

Mike Haffner said that would be 1173, that's the additional \$800,000.

Gary Friend said that's the restricted account, 73?

Mike Haffner said 73 is restricted. So, basically, we out of 1173 and 1176 with our surplus, we've got a lot of structures that was inspected last year that's recommended that we change them structures out, and then we got a second round going on this year, and we probably expect some emergency changes on them as well. So, this \$1.6 that we're appropriating should help cover anything out there that's existing now, or they find next year with this structure bridge involved in that.

Gary Friend said when will the Windsor bridges be resurfaced?

Joe Copeland said this year.

Gary Friend said is that going to be done on a one lane basis, one side then the other?

Joe Copeland said yeah, that's a good question. We had that discussion a couple weeks ago with the designers, and we finally came to the opinion and the option, they put, I've got to read the specifications today, but the idea was we put in the specifications that they could do all three bridges at the same time if they use temporary traffic signals to let people through with one lane. Do half the bridge at a time. They will probably take that option.

Gary Friend said I don't see any other way.

Joe Copeland said it would be to their advantage to do that.

Gary Friend said I'm sure there's another way, but it would be a huge, huge detour on the people down there.

Joe Copeland said oh, yeah.

Gary Girton said you were talking about making a transition from a culvert to a bridge, how much does that affect the overall cost? You were talking about you had a culvert.

Joe Copeland said do you mean as far as putting in a culvert?

Gary Girton said you said you had a culvert and you're going to have to change it to a bridge.

Joe Copeland said it was a large culvert. It was I think, close to 18 feet.

Gary Girton said what's it cost?

Joe Copeland said oh I figured about 270-280 probably, total for the bridge.

Gary Friend said you wanted to know the difference didn't you Gary?

Gary Girton said yes.

Joe Copeland said if we replaced it with a culvert, oh geez.

Gary Girton said well you said you had to make a transition, I just wondered how much more that was. So, you went from 18 feet to 20 something there?

Joe Copeland said yeah, it was I think, 30 some feet long.

Gary Girton said oh it is.

Joe Copeland said the bridge. The ditch was, Mike helped me measure it. It was close to what, almost 40 feet probably?

Mike Haffner said yes.

Joe Copeland said from top of bank to top of bank.

Gary Girton said really?

Joe Copeland said yeah, it's that big. A big ditch, flows a lot of water.

Gary Girton said okay.

Joe Copeland said if I were to try to place a concrete box in there, I'd have to move overhead power probably, because it would take a pretty good-sized crane. And I hope I could get the crane in there to set it, the outriggers would be in the side ditch.

Gary Friend said the question that I heard, what's the difference in cost between replacing the culvert going to a bridge.

Joe Copeland said oh, it depends on the size of the culvert and what kind of culvert you put in. If it's a smaller ditch, you can put in a pipe and probably do it for I don't know, 70, 80,000. A round pipe. If you went to a box, you're talking in excess of 150, depending on the size, and then you've got to get the crane to set it, precast, and you may have to, you may have trouble getting in there to even set it.

Mike Haffner said you could have 70,000 probably in installation.

Joe Copeland said oh yeah, I'll bet you'll have 70,000.

Mike said it's going to be a little more for a bridge.

Joe Copeland said huh?

Mike said in this situation, it's going to cost a little more for a bridge here.

Joe Copeland said yeah, but, they'll be able to, I think our, our installation cost will be down.

Mike said okay. Do you want to go through the rest of your funds Mike?

Mike Haffner said I sent it out there. If you've got any questions.

Gary Friend said I don't have any.

Mike said what about 4901, did we determine that this could to be opened up a little bit?

Mike Haffner said we've researched it. There's a lot of gray there. So, the way I've been talking to Joe and Jessica Olsen, there's definitely a lot of roads that is, definitely we could use it on, so we'll save it for that.

Mike said who's going to be hurt by us using it somewhere? Who's going to complain?

Mike Haffner said that's it. I don't think if, as long as we're, well like 500 West, that's where a lot, you know, a lot of that money is going just for that road improvement alone. And the way we interpret it, we can definitely use it for that. And that's why that appropriation in that line is so great.

Mike said Best Way may want to come in and re-negotiate the contract.

Mike Haffner said then if Joe's got structures, we can use it for that.

Mike said okay.

Gary Friend said basically, we can take and shift funds.

Mike Haffner said yeah.

Gary Friend said it's not going to set there and grow, it's going to be used where we're not allowed to.

Joe Copeland said I read, Jessica showed me the statute. I didn't know if I brought it or not but it's one of the most-vague statutes I've seen.

Gary Friend said I read it once and thought so too.

Joe Copeland said yeah, you can interpret it several different ways.

Gary Friend said I'd like to have a copy of that statute again. I've read it before and I thought it was, that's why I've been difficult in saying I'm not sure you cannot use it but.

Mike said do you guys have anything else for us?

Joe Copeland said yeah, at the last meeting you gentlemen approved a bridge 29 for a historic bridge alternative analysis for \$17,200.00 and all I'm asking today is to sign a task order for just that. That's the one that, I don't know how it's historic, but it is, so we've got to do it.

Mike said how many copies of this do you need?

Joe Copeland said just one. I've not seen a structure like that that's been called historic, so that's a new one on me.

Mike Haffner said I've got a utility for Indiana & Michigan at 500 South, basically, 27 to 100 East. They're just going to be installing fiber overhead on their utility poles in that mile. Just pretty much cut and dried. They're just fastening up to their utility poles and I'm recommending that.

Mike said recommending we give them that permission? Someone want to move approval?

Gary Girton made motion to approve. Gary Friend seconded. All aye votes. Motion carried.

Mike Haffner said the only other thing I've got is Joe asked me a question this morning. We've got a bridge on 300 West just south of the viaduct, railroad track, just south of 200 North that in dire need of a bridge overlay. It's been in the works and been in a plan, but due to the unusual warm weather, his crew can get on that pretty much immediately, and we can probably save some money on that project if we would allow to do it now versus later on this summer. The hiccup is the bus traffic, but you've got auxiliary roads around that. You've got 200 on this side and then you've got 350 on this side, so that traffic, what a couple weeks maybe, it's going to take two or three weeks.

Joe Copeland said no it may take 30 to 45 days to do that.

Gary Friend said there's no children between the two?

Mike Haffner said well, there is a bus travelling that road.

Mike said so, is there children south of the bridge?

Mike Haffner said I'll ask that question. I did not ask that.

Mike said if that's the case, we're going to have to do a U, well they're going to have to do a turn around.

Mike Haffner said yeah, we'll have to come up with some turnaround or something.

Mike said I think I'd talk to the school corporation. See how difficult the closure's going to be for them. And then we can decide whether or not we want to put that difficulty on them.

Mike Haffner said yeah, I'll do that.

Joe Copeland said if it's too much of a problem for the school, I'll see if the contractor has temporary signals to put up and we'll just temporary signal.

Mike said do one lane?

Joe Copeland yeah.

Mike said okay, sounds good.

Mike Haffner said that's the only thing I've got.

Mike said any questions of Joe or Mike?

Gary Girton said sounds good. We're moving forward.

Mike said thank you. Appreciate the report. Nice to know how much money we have to spend.

Bob McCoy – Willow Ridge 3 project funding

Mike said Bob. Now we're ready for you. I apologize for the bringing you up early. Willow Ridge 3, project funding. We've talked about this for two or three meetings.

Bob McCoy said yes, we have. The contract had some revisions made to it, one being the customer name was changed to the City of Winchester. What had happened is AEP kind of gave us the thought process that we were going to have everything buried out there, which that was not the case. They were just going to bury the services. So, took it to redevelopment. They said they said they would go halves on anything to get them buried after getting a quote that didn't exceed, I think we originally talked at a 125 or a 150,000. Quote come back at a \$115,007.66. A couple things on the contract, basically that the revenue as the houses are coming in, will come back to the redevelopment commission for basically, it's called a loan or whatever, and to, Commissioners, if you guys so choose to do this, so hopefully, the money will all come back. And the way it reads, I think it will in time, hopefully, within I think we've got a six-year period to get everything finalized. The only thing that kind of stuck out to me was, and we can work this out with the developers, Item D, customer hereby agrees to install and improved electric service entrance at sufficient capacity for present requirements of the building to be erected on the property. I'm kind of questioning that. I don't know what that expense would be if the City was paying for that. And when you typically build a home, I think normally, the homeowner is responsible for putting the service up to the house.

Mike said well I got an email ready for you right now that I guess I think you're right though.

Gary Friend said I think the contract actually says that that doesn't have to be, it just allows that to be a deduction from the reimbursement. But you can say no, that's not a deduction from the reimbursement because that belongs to the project.

Bob McCoy said where does it state allow Gary? Not on D, it's somewhere else in the contract?

Gary Friend said yeah, somewhere in there, in the reading of it.

Bob McCoy said okay.

Mike said and along that line, I guess if I&M originally agreed to bury the lines from the pole to the house.

Bob McCoy said at a cost. But the original cost was \$500.00 a house.

Mike said so, is that what they're going to deduct from the city's reimbursement when they?

Bob McCoy said that would be my understanding. Like I said, that, that item there stuck out to me more than any of them. And you know, we wouldn't be, I mean, getting all that buried would be definitely a plus, as far as the looks of the area as well as the future across the road. And just overall, like I said, I think there was a misunderstanding on the original plan that everything would be buried out there, and they just, they meant basically from the pole to the houses. So, like I said, redevelopment agreed to go half if we could get the commissioners to go the other half on it. It's written to the city of Winchester now. Other than that, I really don't have any questions on the contract. I just wanted to bring up that we have to date, Willow Ridge, between the county Windfarm funds, the EDIT and City bonding the project out there, we're probably \$750,000, \$800,000.00 into that project. And then North Town, which is going out Old 27, that project is going to be about \$700,000 as well. So, between our ARPA funds and bonding, we're just tapped out. I mean I can't, I mean, I'd love to be able to do more projects. But if somebody come to me today and say hey, I've got this, I've got to go, I don't know how I'm going to fund it.

Mike said well for me, I think this is an investment the county should make. I think we should help the city here. And I also think, I'm trusting the city when they do get their reimbursement, that they'll reinvest it back into the city infrastructure for a good purpose. So, I don't, I don't personally need the county's name tagged to this contract. For me, I think if it goes back to the redevelopment, then I trust the city can invest it. That's where I'm coming from on it.

Gary Friend said I wonder where it stops. Where I come from, you know you have the North Town. There're poles in front of it all the way down. We have Union City development going on that has to have a development. I feel like I&M's made a way for even development companies to work with an electric power company, which wouldn't be uncommon. You know, with Winchester going on the contract on that instead of the development company going on there. That's a little bit different because I&M's made provision for developers, not just ours on these here, or other places. They do take care of that on their own.

Bob McCoy said right.

Gary Friend said and you get down to singular properties, you get out into the country and whatnot, these people don't get this latitude.

Bob McCoy said no, no, you're right.

Gary Friend said so I don't think it's right. I think there are provision in developing for I&M and the builders to work it out and not get county dollars involved in it.

Bob McCoy said and I think where they were originally on this, when we originally talked about this, it was like half a million dollars and they weren't really wanting to move on that at all. We were like, that's not going to happen. So, I think Kevin Cook and his developers went back to them and come up with this, which I think is reasonable. But, they're the ones that's going to be benefited, just like the water company and what we deal with the water company daily. I mean I had to go back to the water company and explain to them, they wanted a \$100,000.00 an admin fee for them to put water out there. And we had to attach the city onto that, initially get that reduced and then turn around and sign all that infrastructure over to American Water, which again, who ends up benefiting, American Water. And when it all comes down to it, if that does develop, let's just say like Willow Ridge has, and it may take 20 years, you look at the revenue that both of them utilities are going to receive. It's just, it, I'm just tapped out.

Gary Friend said yeah. I'm not saying, personally, I don't even think it's your responsibility, the city of Winchester to take it on. I think it's the developer's responsibility. It's quite reasonable for that. And it's not uncommon for developers to do that. I haven't heard one word from Union City. They've got 62 homes coming in. But, their developer and electric company are working it out. So, that's kind of where I'm at because I don't know how you would ever stop it, start and stop.

Bob McCoy said right.

Gary Friend said so, anyway, I respect everybody's opinion, but mine is just different.

Mike said Gary.

Gary Girton I think we, whenever we can get these projects coming in, we've got to do what we can. And I agree with Gary, what he's saying, I get a little disturbed over the over the time. They keep trying to push these costs over on someone else when they're the one's that's benefiting.

Bob McCoy said exactly.

Gary Girton said and it's too bad that you would think the companies, looking at the future, the big picture, what's going, how they're going to benefit, would not be so reluctant to work on these projects more to the benefit of the community. But, be it as it is, I think we've got, in my opinion, we need to go ahead and support it.

Mike said well I guess to Gary Friend's point, if it is a known expense as the project develops, then the developer can include that expense in the price of the subdivision lot. And the homeowner ultimately pays the expense. In this case, it was somewhat of a surprise to all. And I don't know whether the status of the developer is, but we're talking about trying to develop a new subdivision that, I guess, the less we can make those investments for the homeowner, the more likely the people will want to come in and build new.

Bob McCoy said and that area was voluntarily TIF'd. But I will say, North Town, we are not TIFing that as a residential area. Even know that is a TIF area, the houses will not be TIF'd. So, the hope there is that goes right to the tax base. And I'm not a super fan of TIF, but I understand the need in it.

Gary Friend said North Town is not TIF but this project is?

Bob McCoy said yes.

Gary Friend said but the cost is also Mike, on your thought, it's completely reimbursable to the developer, so the customer is not going to really incur that cost.

Mike said if it's successful.

Gary Friend said if it's successful.

Mike said yeah, okay. So, does someone want to move approval of this EDIT grant to the City of Winchester in the amount of 50% of \$115,007.66?

Bob McCoy said \$57,503.83.

Mike said well thank you Bob.

Gary Girton made motion to approve.

Mike said do I have a second.

Gary Friend said I want to vote no, but I can second.

Mike said I'll second.

Two aye votes. One nay vote (Gary Friend). Motion carried.

Bob McCoy said thank you. I would like to draw your attention to House Bill 1499, that deals with tax caps. They're talking about it at the State House right now. I'm not sure how far along that is. And also, House Bill 1085, which deals with TIF. Right now, our representative, Prescott, is supporting both of them bills, and I don't feel they're good for the county or the city either one.

Gary Friend said well I spoke with JD about that just this Friday. He said he only voted to get it out of committee.

Bob McCoy said well I think it's going for the third reading today in the House. Just to bring you guys up on that.

Gary Friend said I sent everybody in the a copy of it so they know what's coming on.

Bob McCoy said thank you.

Mike said thank you Bob.

Meeks said just to make sure, that's an EDIT expense, the \$57,503.83.

Mike said yeah that is an EDIT expense.

Meeks said no problem, just wanted to confirm it.

Tyler & Charity Cox – Willows Edge project

Mike said Charity Cox and Tyler.

Charity Cox said good morning. I'm Charity Cox. This is my husband, Tyler Cox. I hope you guys have got the presentation that we provided for you guys.

Mike said I did.

Charity Cox said and you guys have had time to look it over. We have prepared a statement kind of overviewing everything. And so, go ahead and start, it says we are happy to be here today and talk about our exciting new business we are bringing to Randolph County. We know this is a unique ask, and we know you hear a lot of requests, and you can't help everyone. But this is our story, along with our stumbling blocks we have to navigate. We have ultimately decided to invest our efforts in Randolph County because we love this county. It's our home. It's where we're raising our children, and it's where they go to school. We want to be a part of helping the community we love thrive and grow. I know the big question is going to be asked today is why the county should help and support a private business. The answer is simple. Our venue will provide economic development within this county. I would like to break that answer into four main parts. The first, it will help our community to provide opportunities of employment in the already successful businesses here, and possibly make more opportunities for entrepreneurs. Randolph County is built around a variety of small businesses and entrepreneurs. And that mixes up makes this unique fabric. We will showcase the local independently owned businesses of the area by providing all of our clients with a preferred vendors list. That list will be filled with local Randolph County vendors and small businesses, in our effort of keeping revenue and job opportunities within the area. Just here in Winchester, not including other parts of the county, there are five different hair salons that together employ 15 hair stylists and 5 different makeup artists, that offers services of different events. There are four different small businesses that

could provide catering for events, plus all the different pizza places. We can't forget about the flower shop and the wedding dress shop up town, and all the services they offer as well. There are over 5 photographers that provide service for many events. And 5 different individuals that own their mobile cleaning company. Multiple different lawn care and snow removal businesses with a handful of employees. Those are just a few of the avenues, and over 40 people that ourselves and our clients could potentially employ for their services just here in Winchester. That number could possibly double when including the rest of the county. Even with the construction of our venue, we kept Randolph County contractors and small business owners in mind, ultimately hiring them for some of the different processes of construction. The second point is adding to the Randolph County Tourism. Special events are critical to local economies. They attract visitors and generate tourism. Our venue will help build tourism and help rejuvenate this county. The next point is keeping Randolph County money in Randolph County. My question for you is do you know anybody, a friend or family member that's had to travel outside the county for a wedding, hosted an event or even attended an event. I know ourselves and many other people have. That's a lot of money and that means that our own Randolph County residents' money went to supporting other communities in other counties, not our own. Our venue will create a space for people to do business here instead of going elsewhere. Lastly, it's going to bring outside money for Randolph County residents to our community. In 2019, a study was determined on an average, \$166.00 are spent in the host community from non-resident guests. That is a lot of money that we brought into Randolph County to help support its growth and create a boom within our community. Our venue will be a great source of income for the hotel. As our clients and our guests will often choose to stay at the hotel for their events. Without our venue, Randolph County will miss out on a huge financial opportunity, especially with the annual innkeepers tax collected. I'm sure there are a lot more things that our venue will do to help with the economic development of this county, but we wanted to make sure we hit on those. The other big question, I know this is long, that I'm sure you guys are thinking about, is what makes our situation different, what makes us unique, and what's our stumbling blocks that separate us from others. We know that you can't help everyone, and that if you help one, others might be lined up behind us to get the same help in the same area. But what makes our stumbling blocks special and unique? The answer to that asks deals with getting us infrastructure, and deals with our unique property. One of the challenges on our property is the location of a county tile. That county tile cuts almost directly through the center of our property. When we first started this project, our plan for the parking lot was very basic and simple. And we're planning to have it, the area torn up for replacing the county tile. But after working with the county, and having to accommodate the unexpected county tile guidelines, our cost in different areas has risen dramatically. Our property was also unsightly property for over thirty years. We are turning it into an appealing property and a soon-to-be thriving business. Cleaning up this property has not only added to the surrounding property value, but also the contemporary surrounding homes and businesses. To accomplish that, we unexpectedly, had to have a phase one and phase two environmental impact report completed. The soil samples taken have come back clean, and we have received an all clear to build and develop the property. Another unique stumbling block is the fire alarm system and fire safety equipment. We bought this property in May due to the location. Over the years of working and planning for this project, we've learned the one thing that we needed was to be on city water. We needed it to be for the state requirement, the sprinkler system, and the pressure that that system requires. Long story short, we were told by the water company that we could get water reasonably. But in the end, that

wasn't the truth. After spending much time researching, talking to industry professionals, we applied an appeal with the State of Indiana for the sprinkler system. It took us months of working with industry professionals, lots of meetings and tons of paperwork. But, we worked hard, never gave up, and exhausted every avenue that most people haven't. Thanks to these efforts, our appeal was approved but has come with some unexpected required safety expenses. We want to provide a business and venue that will serve and grow our community, but we need help to get there. We are not too proud to admit that we've run into some stumbling blocks and need a hand. We ask for a hand with the basics. The basic infrastructure that is needed to even open our business, such as electricity, septic and fire safety systems, and a hand with our unique stumbling blocks that deal with our property and the county tile. The excitement and support we have received cannot go unstated. The community has been very supportive and helpful in this process. We've been blessed with local business owners and community members mentoring us and advising us through the process. With this county's generous funding, you will see it spent appropriately in making our vision of Willows Edge reality. We have currently put in over \$150,000.00 of our own money into this business, and we've been approved for a \$550,000.00 loan last week. We look forward to being a part of serving this community for many years to come. Willows Edge has invested in Randolph County. We are not looking for a handout. We are looking for a hand up for Randolph County and for it to be invested in us.

Mike said thank you. Anyone have any questions of Charity or Tyler?

Gary Friend said are you getting three-phase power on your property at the facility?

Tyler Cox said no.

Gary Friend said then why, I guess why would Randolph County be responsible for.

Tyler Cox said I mean we will be served three phase service yes. But the actual three phase power will stop at the pole.

Gary Friend said right. It'll be in the right-of-way?

Tyler Cox said yes.

Gary Friend said there's not power in the right-of-way right now?

Tyler Cox said there is but three-phase stops about four poles to the....

Gary Friend said well if your single phase, why do you even need three-phase, why is it an issue?

Tyler Cox said the three-phase is needed to power the furnaces and the air units for a building that size.

Gary Friend said so three-phase will be coming to, inside your service box?

Tyler Cox said yes.

Gary Friend said okay.

Mike said they'll be running that.

Gary Friend said I thought they said it would stop at the pole.

Tyler Cox said well overhead-wise is what I'm, is where my head went to that. But yes, our service, our building will be fed with three-phase underground service.

Gary Friend said okay. Thank you. Why isn't that something you're working out with Indiana Michigan Power?

Tyler Cox said we are. I mean, we, we've, the original number we received was over \$40,000.00 for that due to the adding of the poles and the wire to get the three-phase in a reasonable distance to our property. And we whittled that down to over half of that while working with them. Some of that was through credits that we'll get by paying you, know, what we pay our monthly bill back to them. And then, I mean, I work for I&M so. They're working to, I worked to try to pull that back as much as I can. I mean, in all honesty, if I didn't work for them, I could probably get it done maybe even cheaper, but I can pull those strings like some people might be able to in other areas on other stuff because I work for that company. So, it has to be kind of their way, by their book, and that's the number they've given me.

Gary Friend said on the sewer system why don't you just want to go ahead and put in your own septic system? The reason why I ask this question is because septic systems are required, everybody else that lives outside the city limits. I mean, if it was a church, they'd be putting their own in, they'd be dealing with it. It's an expense that you're asking the county to pay. No one else gets this. I understand this is a beautiful thing you've put together here. I'm not saying that. This is an expense, there's always somebody who's at the last sewer drop of every single town. And you're right, it is, it could be construed as favoritism. And that favoritism for me goes beyond that if we, the county, gets involved with the tax dollars at all to help you guys compete with the other venues out there, I just don't think it's a place that we should be doing that, because you would be competing with other venues out there. I know the BZA, just three weeks ago did a zoning ordinance change for an event center to be put in in Lynn. And they funded it all. It's not what you're doing, but to them it's all, you know, so. It is not that you have a good idea. You have a great idea. It looks great. For us, the county, to begin to start choosing who gets to get tax dollars and who does not, when it comes to private businesses, is a difficult situation for me. The sewer system you know, is a two-inch line the report said going to you. If that's not enough, I mean what were you expecting there for, are we to put it in and Winchester collect the funds for the sewer? That's where I'm at so.

Tyler Cox said we've even talked about possibly making that line back to the main city sewer bigger because we do realize that if, if the county is going to expand, granted, there's no plan to do that now, but if they are, they're probably going to keep coming that way. And it might possibly open avenues later down the road that the county wouldn't have to even worry about.

Gary Friend said I think it's likely that's the direction it would go. I'm with you on that. But I also believe that by giving special exceptions to you folks, who do we tell them no next, all of them in Randolph County who are sitting one step outside their own city limits with a failed sewer system, and a failed well, and they're facing all this money they have to put in just because they're a single individual, so you know. I'd ask you a question too. I looked up the site on GIS. Why is it still in Burtons' name?

Charity Cox said well tomorrow at 3 p.m. we are signing over the deed at Rickert's. Our buyer contract is how he wanted it agreed because we paid a third back in May, and the other two-thirds would come as soon as he clean it up, and he had a timeline of what he had, because he wanted everything on it. He didn't want us to do it. He wanted to do it.

Gary Friend said is he the one cleaning it up right now?

Charity Cox said yeah. So, he, we just put that in that as soon as he's done cleaning it up he would be paid the other two-thirds. For our bank loan that we were approved with last week, they needed it to be in our name so he's, the next day he was at Rickert's and set stuff up, and tomorrow at 3 p.m., we have a meeting to sign it all over.

Gary Friend said the commissioners, by the way of the drainage board has agreed that fixing the drain is our responsibility, our infrastructure, and that we would, we're going to do that once the property changes hands. But, as well as your plan is, I'm not in favor of getting other peoples' tax money for this. There's a revolving loan across the road you know, for more funding, at lower rates. I don't know if they've come to you with it but it's not uncommon for people that don't get the EDIT funds to go to the revolving loan side and finish off their needs on that. But, it's a wonderful project. My opposition to it is not the work that you've done, it's the philosophy of it.

Daniel Baker said if I may just kind of step in here a little bit. So, our approach to it was also the growth aspect around the city. So, we have always talked about EDIT funds being part of public infrastructure, this is public infrastructure. So, we took approaches from Randolph County United to support the infrastructure side of those.

Gary Friend said that's not public infrastructure though. The power lines is not. That is, I&M owned. You can't even touch that pole. And the sewer is not public. That belongs to Winchester. It's not county infrastructure.

Daniel said we are in support of that public expansion in that area. So, over on the far left, we have talked about the loan fund. Unfortunately, we have requirements that have to be followed for, to get that. So, one of those is coming here first. There's a lot that we are, but as they mentioned, as we have gone through this project, we have recognized the huge amount of community support behind this project, and the whole bunch of people in the area, I mean, they're up here today, from the golf course, Andy Fahl, from everybody who's here, has been a piece of this project. They all see the value and the importance of and I've asked what's your opinion on spending EDIT fund dollars and they said if that's where my money's going, then that's where I want it to go.

Gary Friend said but ask somebody that lives ten miles away from the golf course what they think about it. Ask somebody that owns a wedding factory in Albany and lives in Randolph County, what they think.

Daniel Baker said I have. I've talked to people in Union City. I've talked to people in Ridgeville, as well. So, there is support in the county as a whole, because of what she was mentioning about we're sending our kids or children out of the county spending those \$10,000, \$20,000, \$30,000.00 on weddings and we're not keeping that money in the county. Just wanted to add that as well.

Gary Friend said well thank you

Tyler Cox said back to the county tile piece so, from what, the last conversation I had with Mr. Thornburg.

Charity Cox said on Friday.

Tyler Cox said yeah on Friday. I know he's usually here, but he's not today. He's off with his wife. So, the plan included a dry basin at the front that we wasn't really expecting. It also added four basins, two, from what he told me, would be paid or covered from the county, the other two, he's asked us to put in a sub-surface drain for the gravel parking lot. And then he asked us to, he's told us that we would extend that pipe to the south. And it's only approximately a 100-feet of extra pipe branching off of that to cover some of that from the south, which, you know, to me, that's the water that's coming onto our property from farmers from the south. So, it's not a ton of money difference, but it is a cost that, as of right now, he told me that we're responsible for.

Mike said the ditch maintenance is taking care of, the new tile, the county's putting in right?

Tyler Cox said my understanding, part of the tile's already been replaced.

Mike said it's going to improve your property, but it's also, should improve the drainage in the entire area.

Tyler Cox said once it's all said and done, the whole area should drain better.

Mike said so, I guess, have you considered what your tax liability is going to be when you make this investment out there? It's like the taxes on that property are about 135 bucks every six months now. I guess I'm just curious from a county perspective, if you do make this investment, the county's going to reap some benefits from the increase in taxes there.

Tyler Cox said I thought it would just stay at a \$130.

Mike said I don't know if that'll happen. I don't know if. I don't know what a barn your size would assess for, for tax purposes, but have you looked into that at all?

Tyler Cox said no.

Mike said as far as your plan?

Tyler Cox said we know it's going to rise. It's going to go up and we're more than fine with that. We, like I said, we support the county. We want to you know, raise our children here. We want families to be able to enjoy a special day or event with their families here and laugh and all the pictures, and all that stuff, so we're just, our idea is to basically try to keep some of that here. People will still obviously have their option you know, if they choose to go elsewhere. But, there just isn't anything like this in the area and we wanted to bring it to the county.

Gary Friend said I hope you do it, whether you get the other funds or not. I agree with all that. I do. As far as the added tax base, we don't get that revenue in Randolph County, the adjusts the rate. So, the more development and the more revenue, the lower the taxes go. It's not like your \$3,000.00 a year will be \$3,000.00 more into the county general fund. It doesn't work that way. It means, what might be 62 cents per county tax might be 61.888. So that's how that works. We wouldn't get that. But, there is, there is the opportunity that maybe you could talk to your lawyer and look for a possible way for the county council to give you a tax abatement for ten years on a new structure. That would be more in line of where the county could work, in my opinion. That's something you could do as well. Whether the council would do that or not, I do not know. But you have the right to ask them.

Mike said have you got any more questions?

Gary Friend said I do not. Thank you.

Mike said so Daniel, if you would, this letter of support, which I appreciate it, and your thought process of investing into this infrastructure, it's kind of a new direction from what the Randolph United or Randolph Economic Development Board has been doing over the last several years. And I do know, and I think, and I'm on the Randolph United Board, so I know it hasn't been, this recommendation hasn't been taken to the board, just because of timing. But, my question is not so much for the Cox project, but for future. Is this a new direction for the Randolph United or, because we haven't really done anything like this since, I would say 2018.

Daniel said yes. So, we took the approach of trying to go in a new direction to support. One is, local family, here locally is trying to change the junkyard into an event center that can support larger businesses. We don't look at it just as a wedding venue. We look at it as supporting the other businesses in the area. We look at it as the large businesses like Ardagh, TOA, Astral, everybody around workforce, they all take their, when they do company events, they all take their people to, out of town.

Mike said we understand. I understand the logic behind what you're doing. I'm just wondering if this a, I guess a different direction that the board, Randolph United is going to go down the future. And if it is, has the board voted on that?

Daniel said so your indicating that we need to get our our executive committee, because our executive committee has that power in between our board meetings. We determined that it is a new approach because we need to start thinking differently. We live in an economy that is different than what it was in the past. We have, we need to start thinking outside of the box and start coming up with ways to help support our local economy.

Mike said well we know that.

Daniel said if you look outside at our economy, right, it's growing, it is growing. But, we have to start looking outside of just what we have done in the past, or even the recent past.

Mike said and again, I'm just going to go back. 2015, we supported Silvertown with a \$98,000.00 grant. 2015, we support Ardagh with a \$300,000.00 grant. 2015, we support Sandifer with a \$48,600.00 grant to purchase the Mutual building. They promised us four to five full-time jobs and one part-time job. 2016, we supported Frank Miller with a remodeling of a building in improving Union City on their street over there. Frank Miller has 165 employees. 2016, we enticed Tarter Equipment to come here with a grant. 2017, we helped Winchester Speedway, which I had forgotten about last meeting, \$48,000.00. 2017, we helped Apex Equipment \$38,000 for testing of their ground so they could move in there, for transfer cost. They were employing 13 to 15 at that time. And then 2017, we helped Kids Town Academy. 2018, we jump, and this is the last one, we had at Union City and Union City Tubing with a water sewer line extension in Union City, and our commitment there was to match what Union City did up to a certain amount. So, we helped with private infrastructure there. My point is that since that time, we've not done any of that. And there has been needs out there for this kind of help. And the Randolph United, the Economic Development Board, had made a conscious decision not to do these things. Now you're telling me the Incentive Committee, which is not made up of all board members, and executive committee, which is an important body and has a lot of authority, and I'm not saying that they shouldn't and can't recommend this project, I'm just saying if we're going to do a different direction with how we're going to support the local economy, I think the board should sit back and have an opportunity to discuss that and vote on that strategic change going forward.

Daniel said so that would be on the, that's on the agenda tonight, that discussion.

Mike said okay. So, I guess that brings me my next question, how soon do you need this money?

Tyler Cox said I don't know.

Charity Cox said I know our timeline.

Tyler Cox said we break ground Saturday. So we should be moving dirt Saturday on our building pad. She said our loan has been secured. We have all contractors in place. You know, the timing of those things kind of go based on how our building, the guy that's building the building, he's from Pennsylvania. He's coming in with our engineer on Friday to meet with us to sign the actual contract pick colors. Once that starts, he said six to seven weeks. I tend to think it might take a little longer. We'll see, but then after that, it'll be, you know, we'll have

them in there. When we can we'll have electricity and HVAC in there at the same time. We, our plan, you know, if in a perfect world, we'll have this building up and ready to go the middle of May. That's probably ambitious. But definitely, by summer, mid-summer, we plan and hope to have everything in this thing finished, and then you know, as soon as we can get it looking nice, we'll start holding some events.

Mike said so, this may be for you as well Daniel. Your letter of support indicated that, or at least the back story on that, the support came from expanding the sewer line from two to four inches.

Daniel said so we just recommended an upgraded line. We didn't put a specific diameter.

Mike said but you're requesting a \$43,000, that's just for the two-inch and the grinder pit.

Tyler said that price did go up from our original quote. I can, I'm more than happy to work with Cobalt is who put in the quote.

Mike said I just didn't know what that upcharge was for that 43.

Tyler said so originally, we, the thought was, the grinder pit we needed was only a two-pump system. From what I was told last Friday, it needs to be a little bit beefier to insure that it can handle the waste from the events.

Mike said but if we go to a four-inch line, which would benefit the community, Winchester community of future expansions, do we know what that cost is?

Tyler said I don't know the difference of that between the two-inch and four-inch.

Daniel said not yet. We just, they just got that quote last week, so we don't know that just yet.

Mike said they got the 43,000-quote last week.

Charity Cox said it had gone up from our original quote, because of making a bigger grinder to accommodate whether the expansion, and our event space.

Mike said and this may come to a lot of people as a surprise, but I don't think it comes to Gary, my thought process on this is a little different from Gary Friend's. And I am in a position to say I would like to help with this project and use EDIT funds to do that. And I could see me supporting the engineering on the sewer line, or excuse me, the storm water drainage, the \$3,455. And I could support the extension of the sewer line, the \$43,000 if we use that money to add the extra capacity to the sewer line. Now obviously, that doesn't help you much if that added capacity to the sewer line cost \$100,000.00, but I don't think it's probably going to cost that much. So, that's where I am today, and I guess I'm willing to support that today if the commissioners are willing to support that. And I don't know that, but I'm also willing to wait and see what that upgraded sewer line would cost to see where that takes us. And I'm not sure I would put a whole lot more money into this.

Bob McCoy said could I ask you a question what is the reasoning for making the sewer line bigger.

Mike said you'll have to ask Daniel.

Bob said well anything to the south, I mean, it'll never develop as far as water is concerned. American Water is at the end of their road when it comes to. So, by making that sewer line bigger, if you're thinking you're going to grow that way in the future, everything is going to be on a well.

Mike said I see. I appreciate that.

Charity Cox said and that's what, we are doing a well, because working with the water company was crazy.

Mike said so I guess I'm willing to then support a grant of \$46,455.00, which would be the extension of the sewer line, and the engineering for the storm water drainage. That brings us to you Gary Girton.

Gary Girton said so you're staying with that number, no matter what.

Mike said well it doesn't sound like, as much, as good as it sounds, it doesn't sound like it's going to be of any value, because there's no water going out there. There's not going to be, and maybe that could be developed as a subdivision with sewer service, but private well service I suppose.

Charity Cox said do you guys have any other questions about anything at the bottom. Like I know the parking lot landscaping we put on there, and that is just from the county tile. They're going to come in and they're going to rip up our property to replace that county tile. So, we'll have to seed that land so that our guests and our clients aren't walking through the mud. I mean, it's only the spot that the county tile is going to get ripped up. Same thing with the parking lot. Like Tyler had spoken with Ed, he is going to require us to do stuff that works with the county tile. Then if the county tile wasn't there, we wouldn't have to do. So that's the parking lot landscaping.

Mike said are you indicating you, you're not indicating you'd rather not do the county tile are you?

Charity Cox said no, no we need it done. At first, we were not going to have it done, but then after, thinking about the best steps for the property and the drainage area, we had an after thought of yes. Like our beginning thought was we weren't going to mess with the county tile. Ed said it worked. We went out there and took a video of it during rain, and there was nothing in it, so we don't know if it was actually working. So, we decided to move forward with replacing it. But, with that, it means that our land is going to be tore up so we have to landscape that. We have added things that it's having us do in our drainage plan because of the county tile. If the county tile wasn't there we wouldn't have to add those extra things that he wants us to pay for.

Mike said well I guess, the other side of that is, if you weren't, if it was going to remain the way it was, you wouldn't need a county tile across there at all. We'd just let the water continue to flow as it continues to flow. And I think you'll find that the county tile and what you are doing is going to enhance your property tremendously. And as I said before, it will enhance, should enhance the drainage out there as well.

Gary Friend said did Ed give a timeline when they'll be fixing that tile?

Mike said when we left it, we didn't know, and unfortunately, it wasn't shared with us when the closure was going to go.

Gary Friend said there's no landscaping there now, I mean.

Mike said when we made the decision to approve the tile going in, it was still, wasn't owned by.

Gary Friend said right it was contingent on that, yeah.

Mike said I guess from a landscaping standpoint, you're probably going to have to landscape more than just where that tile goes in aren't you?

Charity Cox said yeah, oh yeah. And that's why that number as well, our landscaping budget is \$30,000. We're only asking for the amount that's going to be tore up from the machinery coming in and tearing it up and stuff like that.

Gary Friend said I guess my question was is the machinery is ahead of that. I mean, there's nothing landscaped there now. It's a mess from being cleaned up right?

Tyler said yeah, when he cleaned it out it did a number on the property.

Gary Friend said if the tile was in in the next six weeks, how could it even be affecting any kind of landscaping that isn't already there even what, you know, it's not like we tore it up. There's nothing to tear up.

Charity Cox said well hopefully, that is the timeline. But I know that we want to get it seeded.

Gary Friend said did Ed give you a timeline on that?

Charity Cox said no. He has not. And we're going to seed it as soon as possible so we have grass. And I think Mark had said like April 11th through Memorial Day is the best to seed because of the temperature in the ground. And so, we're going to do it as soon as possible.

Gary Friend said I understand.

Charity Cox said and if that, the parking lot and county tile is kind of on the back burner because we can put the county tile and parking lot in last. We really needed to start our building because

that's what's going to take forever. And that's why we're breaking ground this weekend for it. And then the fire alarm system, that's on there. Like I said, we bought the property in May because the water company said we could get city water to it reasonably. They quoted us, I had them come test out the fire hydrants and the pressure and everything, and emails that have them saying pressure's good, good to go three hundred feet. Truth is, they tripled that and it was going to cost us \$204,000.00 to get city water to our property. So, we bought the property, thinking we could get it, turns out no. So, we've gone every single avenue to do that because there's no way we can afford \$204,000.00 for the water. And so, the fire safety system is just an unexpected expense that we have to have to even open our business.

Mike said is your, I mean, obviously, your timeline of, the first item on your timeline of May is a little incorrect, although you did commit to buy it in May.

Charity Cox said yes.

Mike said did you have the, have you been approved by the BZA?

Charity Cox said yes.

Mike said okay.

Charity Cox said that was in November.

Mike said and you did that through Burton as ownership, so all of it, I guess the appeal on the sprinkler system, were you able to do that in your name, or is that in Burton's name?

Charity Cox said no it's in our name.

Mike said okay, that's interesting.

Daniel said real quick Mike if I can clarify.

Mike said yes Dan.

Dan said my letter states that we are supporting new structure. The new direction that we were talking about is something that we have discussed, hasn't been, like you said, hasn't been really talked about moving forward. The letter specifically, follows the recommendation of infrastructure. Just wanted to make sure of that.

Mike said okay.

Charity Cox said and our electric to property, I feel like that is infrastructure. That's going, it can down further if anything else wants to go on either side. It can expand. Other people can use it, and not just us. Who knows what's going to be expanded. I know there's a lot going in now. I'm trying to think five, ten years down the road, that something as putting it in now and biting the bullet versus having to come back when people want to expand off of our line, and the

same thing with the sewer. So, it's not just for our use, it's for other peoples' use around us if it was to expand that far.

Mike said sure.

Gary Friend said I have a kind of question, not to continue, why are you guys promoting four poles above the ground two blocks away where one could bury poles? Just curious. Why are your poles above the ground, when right around the corner we want to pay to bury them? I don't understand.

Tyler said so the pole line already runs along that road. It's already there.

Gary said it's on Huntsville too.

Tyler said I mean, I guess.

Mike said the pole line is on the north side of the road. You're on the south side of the road.

Tyler said the poles line is on the north side of the road. We can't bury all, we couldn't even ask the power company to bury all that for, because like you said, they own it, that's their line. And they're going to do it the most cost-effective way for them too. Burying, it's about three times as expensive as overhead from my experience. That would be the reason.

Gary Friend said I just thought, just for general conversation, it's kind of strange to be motioning on burying poles, getting rid of them, and then what's in site, we're talking about putting four above ground.

Tyler said and I'll just say the only reason that lots of people go the overhead route is just the, straight dollars. Underground is much prettier.

Mike said I think the job, if you have something to do with it. If these lines on Huntsville were on the west side, and if the west side wasn't a future potential, they probably wouldn't be as critical as burying the lines on that subdivision. The problem with the lines on Huntsville and that subdivision if they're in the front yard.

Mark Todd said hey Mike. Please understand. The original discussion of all of that housing, we have emails that say that will all be buried.

Mike said I understand that.

Mark Todd said that's how it all started.

Mike said so we're at a point where I know it's not what you've asked for, but I'm willing to move on \$46,455.00. So, I guess I could make that motion and see if it dies for lack of a second or I could make that motion to see if the motion passes if it does have a second, or if it fails. What are you thinking Gary Girton?

Gary Girton said well I'd like to see a final dollar on this sewer line with their, they're saying that, Cobalt Civil is saying that they're going to have to modify that price in order to be. And, then also, I would prefer to see what Randolph County United, where they're at. You say that the whole group has not voted and discussed on this. And I think Mike made a good point. And I'm not opposed, at the present time, without any further thought, though I'd like to have a little more time to think about it without any further thought, I'm not opposed to supporting the 46 or \$48,000.00 for the, those two numbers, as I say, without any further discussion.

Mike said so the, the 43,000 is a firm quote.

Charity Cox said yes, I have it.

Mike said a firm quote for a two-inch line. The issue is that Randolph.

Gary Girton said they said they increased the price for a larger grinder pit.

Mike said oh, oh so that's.

Tyler said the grinder pit is already upgraded, that's the reason.

Charity Cox said yeah, that's why.

Tyler said it's the main reason that the price went up.

Mike said it's 43,000.

Tyler said yeah, now I don't, what's he got on pipe on that? He's got the four- inch on there.

Mike said what's four-inch?

Tyler said on the quote that we're looking at right here it says four-inch.

Charity Cox said SDR35.

Mike said so it is a four-inch line? I trust you don't want to go bigger than 4.

Meeks said excuse me. How many feet is the line?

Charity Cox said a 500-foot roll of 1 ¼ pipe. That's the only distance it says.

Meeks said do you know how far you are from the sewer right now?

Tyler Cox said our building is a couple hundred feet from, 180 feet from the roadway, so add 60 foot of roadway, 220, 240, plus another.

Meeks said over 300?

Tyler Cox said yeah.

Meeks said okay.

Gary Friend said is there.

Meeks said you wouldn't be required to.

Gary Friend said oh, okay. I wondered what the line of question was.

Mike said Paul Faddis.

Paul Faddis said Paul Faddis with Randolph County United. And just to speak to, Gary just brought it back up, I know there's been some, maybe some confusion here, RCU was very clear in our meeting that we wanted to show our support for infrastructure. There may have been some confusion, you know, with Gary Girton, or with Gary Friend, and we understand now that maybe it is AEP or I&M's responsibility, but we also have all seen the struggles that we, as a small community, face in dealing with all of these utility companies. It is an investment into the future of that south end, whether we end up doing housing there that has septic but no water because IAW is not investing in our future, but we still have to invest in that infrastructure. So, we were very clear in all of our meetings that it was an infrastructure support, whether or not we were incorrect in who's responsibility some of that infrastructure was because county, city, we could, there could be some confusion there, but it is an investment in the future, because if that gets annexed in and we can't put city water out there, we will have the city sewer out there, which will enable the next generation to make that investment in that expansion more easily. So, that was our thoughts.

Gary Friend said I appreciate that and I understand that. I'm just on the mindset that those who will be drawing monthly ought to be sitting up here helping, and they're not.

Paul Faddis said just explaining RCU's support was very clearly infrastructure related. And who was responsible for what part of that, that's not really our argument as much as we, we know that there is a lot of these youngsters out there their age that want to bring that money back and invest in our community. And we have to figure out a how. And I know we all want that. And you guys are doing a good job of the due diligence of trying to not open pandora's box. And respect is given to all of you for that. But we have to figure out a solution, so that was our thoughts.

Gary Friend said yeah. You know, another solution on this is they could go get investors and have principal partners with them too and not use taxpayer funds. So, yeah, I understand what you're saying. Thank you.

Mike said we do, I mean, one might say the county would be an investor in this. And that's where I am.

Charity Cox said well obviously, we've invested a lot. And we're thankful and grateful for anything you guys can give us, but obviously, the more you could give would lesson or stop other avenues. Like our, we worked with our engineer and our design team, and we're going to try to get it exactly like the pictures you guys have seen, and everything like that. But unfortunately, if one thing doesn't hold up or funding is short in one area, we have to go a different area, whether it's not landscaping it the first couple years, and just doing grass. Like we would have to find a way to move money around within our budget to get it done, unfortunately.

Mike said Meeks go ahead.

Meeks said Gary mentioned tax abatements. If you were going to seek a tax abatement, that needs to be in place before you begin construction. If you begin construction without the tax abatement, there's a different statute you'd have to go through. You can still do it, it's just a little bit more difficult. So, if you're going to seek a tax abatement, the moral of the story is, you've got to be on the county council's agenda. If you wait, I mean, if you start construction without it, they might not, they might say no, no matter what. I don't want to act like they couldn't say no. But a tax abatement, traditional tax abatement would be, you would be abated 100% the first year, 90 the next year, 80, 70, 60, but, for the ten years. Although, tax abatements can be for anything. You can do a three-year tax abatement for 100%. You can do a five-year tax abatement, 10%. I mean, there is no, the statute allows for any type of tax abatement. I just want to inform you the time limits. You've got to be on the county council's agenda. The county council has to have a public hearing. If you begin construction, they have to have a second public hearing. So those things have to be in place if you are going to seek that. That's something that, and I'm hearing you start construction next week, so that's something you really want to talk to Laura, if you are going to seek Laura to get on that agenda. The only thing, only second thing was there was a statute that says if you are within 300 feet of a sewer, you have to hook onto a sewer. That's why I was asking those questions. And I can tell you, when I first started at the city of Winchester, there're 10 or 12, I always say that story. There was probably 2 or 3, but there was 12 or 15 houses not hooked up to the sewer system. And there was a real push in the state to hook everybody up. So, if you can get somebody on the sewer, you want people on the sewer because you have a lot less IDEM problems. And so that's, the state was really promoting it, the city was, I mean everybody was, the county was promoting it at one point. And that's kind of like the Losantville and the Modoc projects, right. They're pretty in a sewer. That's my only two cents.

Charity Cox said thank you.

Mike said anything else?

Gary Girton said I'll consider my thought process after I understood more about the sewage system as the actual figure, not less than, and I agree with Mike. I think we think we need to do something. At the present time, without having any further time to think through the whole process, I would go along with Mike's number \$46,455.00 out of EDIT.

Mike said is that a motion?

Gary Girton said yes.

Mike said I'll second that motion.

Two aye votes. One nay vote (Gary Friend). Motion carried two to one.

Mike said the motion was to support the Willow Edge project. I don't know if it, is it Willow Edge LLC? Thank you. Good luck.

Charity Cox said thank you. We look forward to making this community proud.

Mike said anyone from council here this morning. I don't see anybody. Mayor Bob have you got anything for us?

Bob McCoy said no.

Other Business:

Art Moystner, Randolph County Sheriff

Mike said that brings us to our other business. Art do you have anything for us?

Art Moystner said I don't have anything for you unless you have questions for me.

Gary Friend said how's the sewer working over there?

Art Moystner said better for now. Still waiting on, still waiting on a workup from Culy's to see what we're looking at for a long-term solution.

Mike said okay. I don't have any questions of Art.

Gary Girton said what kind of long-term solution are you looking at.

Art Moystner said well we definitely have to replace the piping that goes out of the building. And in the process of doing so, I've asked them to work it up in such a way that we change some of the configurations so we could actually our cleanout from outside instead of inside, because right now, Gary Friend was down there to observe how we have to clean it out right now, and that's just, to me, that's an unacceptable way to do it.

Gary Friend said well I watched sewer dump into the bay.

Art Moystner said once we get those figures, hopefully, they will get some cleanouts on the exterior of the building so we don't have to do that anymore.

Gary Friend said long time problem is it's causing the rot to the cast iron pipes because it's not open. It's closed so it's half full all the time. And it leaves the building, there's actually only the

transit that goes into the concrete wall, it makes a turn before it comes out. We need to bore through the wall and get straight out. It's crazy.

Art Moystner said yeah, it's.

Gary Friend said they can't get those jets to turn, and then. I bet it lost 50 gallons of sewer water just fall into the jail. It's unbelievable.

Art Moystner said yeah. If we get that fixed, we could get on a maintenance schedule to where we could have them come in and clean those pipes whenever recommended, you know, bi-annually or every three years. But I think it would extend the life of that system.

Gary Friend said yeah, I mentioned an email something about manholes and that may be a little step farther than we have to go, but some serious looking, working cleanouts that can take jets.

Art Moystner said and it'll be a pretty extensive project I think.

Gary Friend said it'll be from the jail to the sidewalk and all the way down that sidewalk.

Art Moystner said yeah.

Mike said okay. Thank you, Art.

Mike said does that answer your question Gary?

Gary Girton said yes.

Minutes of January 16, 2023

Mike said next item is minutes of our January 16th meeting, 2023. We received a copy of these via email. Any additions, corrections, or deletions to these minutes? Hearing none, I'd entertain a motion to approve.

Gary Girton made motion to approve. Gary Friend seconded. All aye votes. Motion carried.

Payroll Claims \$240,224.95

Mike said next item, Payroll Claim at our place in the amount of \$240,224.95. I'd entertain a motion to approve that claim.

Gary Friend made motion to approve. Gary Girton seconded. All aye votes. Motion carried.

Payroll Deductions \$278,986.35

Mike said Payroll Deductions claim in the amount of \$278,986.35. I'd entertain a motion to approve the payroll deductions.

Gary Girton made motion to approve. Gary Friend seconded. All aye votes. Motion carried.

Regular Claims \$789,286.04

Mike said brings us to our Regular Claims in the amount of \$789,286.04. We received these via email. I'd entertain a motion to approve them.

Gary Girton made motion to approve. Gary Friend seconded. All aye votes. Motion carried.

J&K Communications Claim \$5,000.00

Mike said next item I our J&K Communications Claim a \$5,000.00 retainage that we've away from J&K to work out all the problems. And I don't know, did Chris Shaneyfelt get with you Gary?

Gary Girton said no, I tried to get with him, but I have gone out and discussed with some of the fire departments and there are still issues.

Mike said he was kind of, Chris was kind of surprised that, he should know what's happening there, but, so I told him it was about continuing potential issues in the county with everybody connectivity, and so I didn't hear anymore back from Chris' email on that.

Gary Girton said Chris didn't reply to me either, but the issue seems to be with the paging system. And they put that new, I don't know what it cost us, 12, \$13,000.00 for the unit to put in there that we just purchased. And they just put it in a short time ago.

Mike said was that for the pagers or was that for the sheriff's mobile radios?

Gary Girton said well it has to do with the paging system is what I understand.

Mike said okay.

Gary Girton said but anyway, I talked to Jim Tharp and they're having trouble with their pagers that they didn't have before the system was switched over. It's to the point that I don't think it's safe based on what they're telling me. And I think that if this is true, then we need to go ahead and make sure that these issues are corrected before we go ahead and pay all this.

Mike said I'm not sure it can be corrected until they get digital pagers. They never worked well.

Gary Girton said well I don't know if that's necessarily true because Jim told me that his pager works great where he lives, but it doesn't work in this area.

Mike said it's probably the same situation he had before.

Gary Girton said he said not.

Mike said really. Okay. Well, bottom line is, I take it, you want to continue to table that?

Gary Girton said we've paid them 2 million some dollars.

Mike said I'm not sure they're going to worry about \$5,000.

Gary Girton said well that's my, concern.

Gary Friend said do we ever want to do business with them again?

Gary Girton said well they've been.

Mike said I don't think I would.

Gary Girton said J&K has been helpful. Pyramid is the system that we've had trouble with, and the owner of J&K helped us a great deal, or helped us about getting our licensing.

Mike said but this is J&K's claim.

Gary Girton said right. That's what I say J&K helped us from that standpoint.

Gary Friend said so J&K's kind of being held hostage to a Pyramid issue?

Gary Girton said well, they were before. But they're not now. This is their responsibility.

Gary Friend said this one's all J&K

Mike said I'm not sure it's, I don't know what, I'm not sure what to do, other than continue to hold this payment, but I don't think it's going to entice them to come back.

Gary Girton said they've been back here according to Chris and according to Jim, and done some work. But I don't feel comfortable unless we tell the fire departments that they have to do this. If it is a pager system, and they've got to change to a different pager in order to make the system work, and it can be corrected, then somehow, they opt to do that, somebody's going to have to help them finance it or something. But it's not safe if they're getting a page one place and not getting is in another place, when you have volunteer systems. In the city of Winchester and the city of Union City, they're right there with the men. But you can't send two trucks out and no fighters. I don't know what the answer is.

Mike said the question before us is do we want to pay this claim or not?

Gary Girton said well I say no on that.

Mike said okay, we'll continue to table it.

Randolph County United Claim \$18,467.66
Randolph County United Tourism Claim \$2,365.66

Mike said next two claims are Randolph County United Claim for Economic Development and the Randolph County United Claim for Tourism. I'd entertain a motion to approve these two claims.

Gary Friend made motion to approve. Gary Girton seconded. All aye votes. Motion carried.

Community Foundation of Randolph County Claim \$10,000.00

Community Foundation of Randolph County Claim \$10,000.00

Mike said the next two claims are Community Foundation of Randolph County claim, one for \$10,000.00, the commissioners' participation on the forum of funders, and the other is for the council's participation. I'd entertain a motion to approve these two claims.

Gary Girton made motion to approve both claims as presented. Gary Friend seconded. All aye votes. Motion carried.

Union School Corp Windfarm Claim \$15,199.00

Randolph Central Windfarm Claim \$21,091.00

Randolph Southern Windfarm Claim \$182,919.00

Mike said the next three claims are School Corporation Windfarm Claims, Union School Corporation, Randolph Central School Corporation and Randolph Southern School Corporation. I'd entertain a motion to approve three claims.

Gary Friend made motion to approve. Gary Girton seconded. All aye votes. Motion carried.

Gracehappens LLC Property tax refund Claim \$2,265.67

Mike said looks like the final claim is Gracehappens LLC Property tax refund claim in the amount of \$2,265.67. And this is for overpayment.

Gary Girton made motion to approve. Gary Friend seconded. All aye votes. Motion carried.

Randolph County EDIT Plan

Mike said brings us to our Randolph County EDIT Plan, which we discussed amendment at our last meeting, which adds just the Speedway digital sign I believe. I think that was made at our last meeting.

Meeks said that looks like the only one yes.

Mike said so I'd entertain a motion to approve the amended EDIT Plan.

Gary Friend made motion to approve. Gary Girton seconded. All aye votes. Motion carried.

Ertel Health event

Mike said then we have a sponsored Ertel Health event. Do we need to approve that? April 25th through 27th. And I need a motion to approve the time and the potential expenses they may have.

Gary Friend said I'll make a motion to approve and motion for the President to sign.

Mike said do I have a second.

Gary Girton seconded. All aye votes. Motion carried.

Sherri Thompson and Tammy Pruett, Health Department

Mike said that brings us to the end of our agenda. Ladies, do you want to come back and see us?

Sherri said we have, we have a chance to have the state come in and do some training on suicide prevention. We've had several in the county lately. And that is going to be what date?

Tammy said March the 8th, and it's at no cost. And it will accommodate up to 50 people. We just got this email not more than 30 minutes ago. And we need to close the office for approximately three hours.

Meeks said that would be up to Dr. Sowinski.

Mike said if he's okay with it, we're okay with it. And we don't need to be okay with it.

Sherri Thompson said we didn't know.

Gary Friend said I'd like to ask some questions before they go. I spoke to the governor's task force about \$700,000.00 coming to Randolph County for health support. Could you tell us exactly how you see what that is? You can come up here for a minute just so the record.

Sherri Thompson said what it is, is it's to help, is to help us do more core jobs.

Gary Friend said I guess my question is are we already in compliance for that money?

Sherri Thompson said yes, for the money, yes. But we're not in, we don't do all the core jobs that will be required for us to do that. One thing that I was told early on, and this may have changed by now, but if we do not do that, we won't be eligible for most grants.

Gary Friend said these core jobs that we need to do, are we doing them?

Sherri Thompson said we'll have to hire it. We'll have to hire.

Gary Friend said how many people do you think what would?

Sherri Thompson said if we, so Tammy does the school liaison and the clinic nurse right now, so she does part-time here, part-time there. We would have to have a full-time school liaison, a full-time clinic nurse. I think when we talked, we talked to Mr. Prescott and I think, at that point, we told him we'd probably need at least four more.

Gary Friend said four people?

Sherri Thompson said yeah, to do all the jobs.

Tammi Pruitt said once the commission approves.

Sherri Thompson said yeah.

Gary Friend said do you know how long the \$700,000.00 will last? Will that become part of a Health grant that's perpetual, that's continued?

Sherri Thompson said they're trying to get the first one through for five years. So, they haven't, and how it will work is the county would be responsible for 20% of it, which is less than what you're paying now to the Health department. And then, the first year, they would do half. We would get half the first year, and then from that point on we would get the full amount, which, at one point, was \$33.00 person for population of Randolph County.

Gary Friend said at any time through this will it cost Randolph County more money?

Sherri Thompson said not that I can see. Everything I see is going to be less.

Gary Friend said okay.

Mike said okay. Thank you.

Sherri Thompson said thank you for your time.

Laura Martin, IT update

Mike said Laura do you have anything else for us?

Laura said I just wanted to give you guys a heads up. LEAP came to me and Gary, the sales rep came to me a couple months ago, wanting to raise our price. Originally, the proposal was \$12,000 and something for the first three months. It was supposed to go down to 8 or 9. It never went down, and now they're wanting to up it to like around 16,000. I voiced my opinion against this because of the way they quoted it, and we maybe would have gone with a different company if we would have known this.

Mike said right.

Laura said so, but in the end, I just told him to come up with a proposal and let them come to you guys. They will be here I believe, the next meeting.

Mike said well we probably ought to seek another, see if another firm wants to come in and give us a proposal.

Laura said and my thought is, right now, I think the \$12,000 and something is around \$120, \$140,000 per year. We could hire a person and pay benefits and probably make it less than that, and get a good person.

Gary Friend said especially if it goes up to 16.

Laura said so, those are my thoughts, and I just wanted to give you a heads up, because they will be here probably at the next meeting. That's all I have.

Gary Girton said what's the rationale for the?

Laura said they said that we have more computers than what they originally estimated. And also, on top of that, they're paying, anytime they install a new computer, they're charging us \$250.00 install fee because that's considered a project, which our contract says we'll pay additional for projects. And Art's left but I know he was upset because they charged him \$180.00 an hour for an after hours call, which apparently, our contract says that.

Gary Friend said with those kinds of funds Mike, wouldn't you think, it's time to put out an ad for a possible in house?

Mike said well we did that once before, we didn't get anybody.

Meeks said you didn't pay enough.

Mike said we never got to the point, did we?

Laura said well we hired one guy but he only lasted a week. Yeah, so, at \$60,000 before we went to the outsourcing. And they're doing a good job. I'm completely content with their service. It's just I don't agree with them raising our price when we were supposed to go down to 8 or 9 and they never got to that point.

Mike said one might say that was a selling point.

Laura said yeah, exactly.

Gary Friend said it worked.

Mike said yeah.

Laura said I just wanted to give you that information before they come next meeting so you have a heads up on that. That's all I have.

Meeks, conduit easement update

Mike said Meeks, do you have anything for us?

Meeks said I do. Alan McCormick's lease, fiber-optic lease agreement by Alan McCormick and his wife. I need to get it signed.

Mike said easement?

Meeks said so Alan came in and signed. We have one left, and I just talked to Andy Fahl about it. That lady, BBW or something, and she told me she'll sign, but I don't have the legal description.

Gary Friend said what's the benefit of this? They get fiber-optic?

Meeks said fiber-optic instead.

Gary Friend said they could go off of it, on the line, anybody nearby?

Meeks said I will have to defer it to everybody else on the project. It's my understanding is, you guys are doing it, and now.

Mike said we offer this to a provider to run the fiber-optics through. So that would give more opportunity for connectivity.

Meeks said New Lisbon's going to.

Gary Friend said it's a trunk line that's going through?

Mike said yeah.

Gary Friend said okay. I'm with you.

Mike said so, we've not approved this so, we need to approve the fiber-optic easement between Randolph County and Alan McCormick and Tracy McCormick.

Gary Friend made motion to approve. Gary Girton seconded the motion. All aye votes. Motion carried.

Gary Friend, Old highway facility

Mike said okay. Gary Friend do you have anything?

Gary Friend said I'd like to make a motion to evict the tenant at the highway barn for non-payment.

Mike said we have a motion to evict our tenant at the old highway garage for non-payment of rent.

Gary Girton seconded.

Mike said Ed brought it to me that if the highway is thinking about adding on a lean-to on the back of their new garage, then maybe we just spend a little money on that building and dress it up, and use it for county storage for vehicles and the highway, the sheriff, whoever else needs to use it.

Gary Friend said he mentioned that to me too. If you look at it, start tearing down the worse parts of it, and get down to maybe one good building. I was looking at you know, making it a better site out there, but there's maintenance barns on the other side of the road too that's nice looking so.

Mike said to me, it's one of those properties that we saw what would, potentially could happen if we lost control of it.

Gary Friend said yes.

Mike said and if you tear it down, it becomes a, I think a transportation nightmare out there.

Gary Friend said could be, yeah.

Mike said and if you make it a nice green space, it becomes a place to loiter.

Gary Friend said it does.

Gary Girton said well I think it has potential particularly, since Joe said he needs storage. I don't see why it can't be utilized for that. I'm not all that in favor or just put a couple lean-tos out there on that new facility because we don't necessarily need it.

Mike said we have a motion and second. All in favor signify by saying aye. All apposed.

All aye votes. Motion carried.

Gary Friend, Highway department emulsion tank

Gary Friend said yeah, I got, I talked to Mike Haffner this morning before I came in too about it, about the emulsion tank across the road. Who owns that? Do we own it but it's under a 99-year lease, is that right?

Mike said that property?

Gary Friend said yeah.

Mike said even our, even the area where we are, is it under a 99?

Gary Friend said I don't know.

Mike said I guess I didn't think that was part of 4-H grounds, the emulsion tank on the side of the highway.

Meeks said the 4-H grounds is probably not a 99-year lease anymore. It's probably more like, that was in the 50s.

Gary Friend said is that part of the old tractor lease too, the tractor program?

Mike said where we store aggregate.

Meeks said I think we have a, I don't think that was under a lease.

Mike said can you find out?

Meeks said we'd just have to pull the lease. Do you have a copy of photocopy of the lease?

Gary Girton said we leased that to the antique tractor club.

Mike said even the, where we store the aggregate? That's included in that?

Gary Girton said they put electric poles and stuff through that.

Laura said yeah, they came and asked since I've been here. I'll look up those minutes and send them to you.

Gary Friend said the tractor club would like for us to move the emulsion tank. And I said I don't really know anything at all about that lease and how it's worded and such.

Mike said that's on a trailer. I'm not sure why it couldn't be put on the garage property.

Gary Girton said it's just a little closer to accessibility I think, as far as the trucks pulling out there to load up and rather than pull back clear back in behind somewhere.

Mike said I don't want. What did Mike say about it?

Gary Friend said he said the emulsion people said they'd like to deliver it to Winchester at 4:30 in the morning, and somebody would have to make provisions to get that set up. And so, Mike is you know, what's that really mean. And I said what I'd like for you to do is get in your mind thought, if the commissioners ask you to move that, what's it going to take. And he said just shuffle some stuff. I think it should be over on the other side at the highway garage personally.

Mike said it would be safer.

Gary Friend said would be safer, and it does stick out like a sore thumb over there.

Meeks said but GIS doesn't even have the highway barn.

Mike said Gary, do you have anything for us?

Gary Girton, law suit at Hwy 36 & 27

Gary Girton said what was the, why is the county involved in the suit of 36 and 27?

Laura said it got sent to our insurance and they denied it.

Mike said I don't have anything else to add this morning.

Citizen Comments (3 minutes)

Mike said do we have any citizen comments here this morning?

Daniel Baker said I do have one thing I just remembered. So, right now in legislation, there's a READI 2.0 grant they're voting. I don't know if you guys were involved in the READI program. Vision Corner just received their \$400,000.00 this last week. The READI 2.0 will be state funded. It is, I think, \$250,000,000. And last, the last one, they did an analysis, and most of what was funded was actually trails and infrastructure. So, just kind of keep that in your mind.

Mike said does it have the same match as the previous READI grant did?

Daniel said as of right now, it has moved through the committee with no amendments and which is pretty much matching what it was on the last one we had.

Mike said that READI grant, was that 60% they're matching.

Gary Friend said did they move it, because it was 5 to 1 almost?

Mike said I thought it, yeah, was it 80/20?

Daniel said I'll have to look at it. I'll look at it.

Mike said and you may not be aware, but we did support that process last with funding. I forget, was it 15 or 30? I forget which one it was.

Laura said 30.

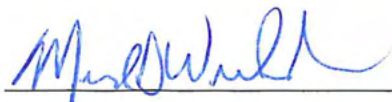
Mike said okay. Very good. Thank you.

Adjournment

Gary Friend made motion to adjourn. Gary Girton seconded the motion. All aye votes. Motion carried.

Reviewed and signed this 3 day of April, 2023.

RANDOLPH COUNTY COMMISSIONERS

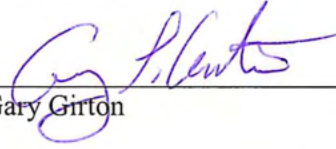


Mike Wickersham



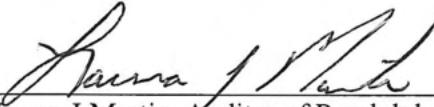
Gary Friend

Gary Gorton



Gary Gorton

ATTEST:



Laura J Martin, Auditor of Randolph County