

Randolph County Commissioners

June 1, 2020

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, Tom Chalfant 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

Elizabeth Kreig – Request for DFRC Grant

Beth said she has made an application for a grant through Drug Free Randolph County now for five years and intend to continue to do that and the funding that is received is used to offset probations drug testing expense for their probationers. She said she always requests \$3,000.00 and that is a number that they gave her in the very beginning and I have never received that much except for the first year.

Mike asked if they do get some.

Beth said yes, they do get some and it is usually at least \$1,000.00.

Gary made a motion to approve the grant request. Tom seconded. All aye votes. Motion carried.

Ricky Kiley, Michelle Bunker, James Harness – Insurance Management Group, Employee Health Benefits

Michelle handed out packets. She thanked the Commissioners for having them today. She said that she believed that we are currently on a fully insured plan with Anthem.

Laura said we are self-insured.

She said that James, Ricky and her represent benefits in other counties as well, she said they are well versed in self-funded and they do work with negotiations on stop loss carriers, pharmacy benefit managers, they get really creative in helping some of the other county governments with their platform and how they offering benefits to the clients. She said she wanted to talk about any opportunities that we do have. She asked how is our current benefits structured now, do we think that everything flows well, what do we like currently about our benefits.

Mike said that he is not part of the plan, but he said as far as he knows it is running well, he said it is not inexpensive and July is our renewal date, so we are in the process now, the insurance

committee is going to be meeting this week to discuss what opportunities and options we might take advantage of. He said your presentation here is timely. He said we have discussed in the past the potential of the development of a state-wide county consortium for insurance benefits, much like they have done with the school corporations and he thinks cities and towns have that now as well. He said because of the Covid-19 he does not think that has moved along as quickly as they would like it to. He said that is about a 12 to 18 month out period anyway.

Laura said I like the plan that we have as an employee, but as an administrator it is very expensive. She said at the insurance meeting on Wednesday they will be discussing cost cutting options.

Michelle said benefits are the second or third largest expense for any organization that offer the benefits and that is part of the strategy that they bring in. She said they do not ever want to hurt a plan design per say for the employees but they do get creative with how they can negotiate with the stop loss carriers or if there are creative things they can do on the pharmacy that really help to be more consumer driven. She said they have a team that supports them so if you have a claims question for an employee and you are trying to get a hold of Ricky and he is at a meeting, they have a support team of five in their office that would support an account such as yours, so if it is in regards to a claim situation their entire team works to support your employee. She asked how do we handle our enrollments, she said if you are a July 1 renewal that will be coming up, you are right in the middle of everything, do you do paper enrollments.

Laura said we do paper.

Michelle asked if we preferred paper.

Laura said she doesn't do them, but she would say the person that does do them probably prefers paper.

Michelle said that they can still offer paper enrollments for employer groups who choose to do that but they also offer an online platform for all of their employer groups. She said especially given the Covid pandemic that we have all been faced with sometimes like with the stay at home order, benefits have to continue regardless, she said it is a simple online platform that members can access from their phone or computer and make their elections that way and it is nice because it breaks out what their cost share is along with what the county is paying for their benefits too. She said this is nice to show the full compensation package too and this is complimentary with working with IMG.

Mike said that is your online application system not the carriers.

Michelle said that is correct. She said they chose as an agency to invest in their own. She said they do use a third-party vendor for it but they pay for it because they didn't want for their clients to feel like they were being forced to use a certain portal because of a certain carrier.

Ricky said that they can also come here and bring their laptops and help them through the portal. He said that could be a nice segway from enrolling with paper to the portal.

Mike said we are with Anthem now. He asked if they represent Anthem as well.

Michelle said they are. She said they represent Anthem, UMR which would be United Health Care in a self-funded situation, and they also work with Unified Group Services or IU Health plans, they work with Oxy TPA, Proclaim TPA, PHP and a variety of different TPA's and carriers on the self-funded side. She said they also really focus on, she said she doesn't know how often we get reporting on our plan, you have that through the Anthem employer portal, but they also provide aggregate reports on a monthly basis to all of their clients. She said on a quarterly basis like to meet with our insurance committee as well as the Commissioner's to kind of give updates or talk about trends or gaps in care that they see. She said that is another piece of what we do is wellness, so if we see a lot of diabetics and then we see a gap in care as far as access to getting their A1C levels checked on an ongoing basis. She said they try to address how we can make that better. She says they love the data because it gives them a lot of information on how ultimately, we can get to cost savings for the county.

Mike asked if they represent other counties.

Michelle said yes, she said they represent Huntington County is one that they represent that is a similar size to Randolph County, Grant County.

Mike asked how many employees does Huntington have.

Michelle said Huntington has approximately 130 to 150 enrolled employees.

Mike said how many does Grant County have.

Michelle said they probably have about 250 enrolled.

Mike said that is your home county.

Michelle said yes, that is our home county.

James said that they are freshly new members of the Indiana Association of Commissioners. He said he has known Tom Walls for a long time and he is the Vice President of that Association now. He said we are hoping to get to know a lot of the counties.

Mike asked how long have you been doing this.

Michelle said IMG has been around in some shape or form for about 145 years. She said she has worked for IMG for seven years now.

Tom said he assumes you represent clients that have employees on Medicare and how do you handle that.

Michelle said they always go back to the plan design and the summary plan document (SPD) as well as the employee hand book and it depends on if you have anything like a pensioner status or your have a retiree classification and how that is drafted up. She said they can always do coordination of benefits, if we need to coordinate with Medicare and the employee design as well. She said ultimately it is always in the best interest of that member and the plan to take the step toward Medicare if they can. She said sometimes when you are over the age of 65 just getting services done and things like that, Medicare is typically a better way to go. She said you don't have any deductible you have to meet or anything like that. She said they do a lot of explanation on the differences with the insurance committee and the Commissioner's and the Auditor as well, they really try to explain the differences and what it means for the plan. She said she has a group that she represents and it is actually a municipality and they have a pensioner's classification and a retiree and then all other employees and initially the pensioners classification was drafted to take care of a lot of their retirees but they have a zero-dollar cost share and a zero-dollar deductible for the plan and they can be on there for life. She said it was a great idea when it was originally drafted but it has not been taken a look at for many years and that has been draining the funds and it is kind of hurting their active employee base and making their costs more expensive and their deductibles higher. She said they have had some different recommendations to the decision makers and those stake holders on how to still take care of everyone but carve that class out, give them a stipend in leu of being on the heath plan so they can use those for various health care expenses such as Medicare, supplements or part D and different things like that.

Mike said the insurance committee is going to meet this week and he would presume that they will talk about options that we have and he would think that IMG would be an option that they would be taking a look at and considering. He said maybe Laura or Duane could ask for more information from them, or you could provide them with more information as they kind of walk through that stuff.

Michelle said please know that there are a few different options in that regard. She said they could come to a committee meeting if the committee would like to meet them and talk a little more in depth on some the details as well. She said she could also depend on if we want to do a full-on market or if you just want us to do an analysis of our current plan. She said there is always opportunities to not even change our plan at all, but you can just make a change in the broker as well to bring some of their additional resources to the table.

Mike said one of the current benefits our broker/agent offers is a traveling clinic, they send a van or bus here every six months and we have pretty good participation of our employees that sign up for that, its free health screenings and exams.

Michelle asked if there was any incentive tied to that.

Laura said the health deduction out of their checks is \$10.00 less per pay.

Michelle asked if they have to go twice a year or just one time.

Laura said she believes they have to go twice.

Michelle said they definitely provide various solutions to our employer groups just depending on what their ultimate goal is with their benefits.

Mike said we have also been offered the opportunity to participate in the local health clinic which is across the street and founded by the school consortium he believes. They are the ones that brought the clinic to the community and they have invited us to join that as a group and that again got delayed because of the Covid-19 stay at home order. He said if we were to change and we did do away with the Ertel bus then that might be an opportunity to provide the same benefit to the employees and to the group as a whole. He asked if anyone had any other questions for Michelle, Ricky or James.

Michelle has one other thing to add. She said the good thing about the access to the busses there no charge for it to come on site and as your employees come through it's a great benefit for them as well and there is only a couple times a year to do that and then they will run the claim on the back end through Anthem and the health provider, so the county is technically still paying for that claim. She said the nice part about the actual clinic option is that it allows the employees access to that care and there may be opportunity to negotiate on that pricing as far as what it is costing the county.

Mike said it would be an upfront almost a subscription service ahead of time.

Michelle said you might see savings in that.

Mike said if Michelle, Ricky and James want to stick around then Laura could introduce them to Paula.

Laura said there is at least five insurance committee members in this room too, who heard your presentation.

Ceann Bales - 1) Tarter Farm and Ranch Equipment Land and Loan negotiation.

Ceann said the first thing on her agenda is Tarter and the negotiation with him of the \$100,000.00 versus the land and she talked to Steven Frazier last week again.

Mike asked who Steven Frazier is.

Ceann said he is an attorney for Tarter and he did say that they were showing the building and they have interest from both sides of the cost and they have people coming in the last couple of weeks. She said someone reached out to Missy over the weekend from Ansonia and she forwarded to Ceann and she was just responding via phone, so that could be another possibility, he also had a local from a current business that is interested in the property, she said she is hopeful that is going to be sold and they will be able to move on and make a positive out of a disappointment. She said in regards to the negotiation, Steven did ask if we could possibly give him a couple of weeks because they have some people that they have shown it to that may be interested in that 15.37 acres and that might be part of the deal or there are some that he has been very upfront with them that the county is possibly interested in that land and there are some entities that he shared with her that have been perfectly fine and said they are not interested anyway so if they want to separate that out they would be interested in that.

She told him she was coming today and he did ask for a couple of weeks and she asked him if she could at least take the Commissioner's a plan A and plan B so we can start through the process and so plan A would be to just sell it out right so that they are done with it. She asked him if that was their plan does that mean you are willing to give us back the \$100,000.00 that you are in default of and he said yes, they would be willing to do that. He said plan B would be and this is where she needs some input from the Commissioners is that they would be willing to do a trade but at this point, she said she is pushing for an outright trade of the \$100,000.00 for that 15.37 acres that would bring the price to about \$6,300.00 per acre and of course they had it appraised at about \$9,300.00 per acre.

She said she told them that she thought that was very high because of where it was locate, where the land price is and where they are going and he said he understood that. She said they are going to try and get another appraisal, he realizes that that is probably high. She said what she needs from the Commissioners is if they come back next week and say they are willing to split if off and sell us that, two things, how high do you want her to go, he originally told her that they would do that if paid the full \$9,300.00, so it would be the \$100,000.00 plus the difference, she said we need to talk about how badly the county wants that land.

She said and two it's going to come to the county right, it's not going to come to the RCED, she said you need to decide if we do this who is going to own that land, if you are going to deed it over to RCED, they do own about 28 acres that adjoins that, so that is an issue. She said she needs some feedback so we can hurry this process along and maybe by the June 15th meeting maybe she will have a deal to bring back to the Commissioners to consider.

Mike said he went into this thinking that we would forgive the \$100,000.00 in return for the land. He said \$6,300.00 per acre is all that all he would pay for that land. He said the alternative to that he would just take the cash. He said that is his position on it.

Tom said from the sound of it he does not think either of those plans are going to fly.

Mike said Plan A was to just pay us the \$100,000.00. He said if they are saying they will do that than he thinks it will fly.

Tom said if they can sell it for that price.

Mike said he would think that would be regardless of whether they sell the land or not.

Ceann said if they do go with Plan A, that means that they are selling, that is just part of the overall buildings and everything and they would just turn around and give us a \$100,000.00 to pay off that agreement. She said if they come back and the entity is not interested in that parcel then it would be up to us to negotiate that. She said since it butts up to their current property, she thinks there is value in looking at the commercial price of that land versus the farm price of that land. She said it is being farmed now, it is tillable so there would be some income off of whoever does it. She said there may be some value in it. She said she understands where Mike is coming from but there might be some value in looking at paying a little extra to be able to have that under our control for future development or you wait for someone else to buy it and go back and negotiate with them, that is always a possibility. She said with the rail there is future potential to develop that land.

Mike said I just told you my thoughts. He is not sure what Gary and Tom think.

Tom said that is fine to try that, if they do sell or they don't sell out they would need to come up with \$100,000.00 cash. He said give them that opportunity.

Ceann said it would be about \$40,000.00 if you paid them the difference.

Mike said that would be subject to appraisal, \$9,300.00 is an awful lot.

Gary said he is interested in recovering our \$100,000.00 in some fashion. He said in his opinion it was never used for what it was given to them for, so he thinks we are fully entitled to that and how we go about receiving it and getting it back, he thinks we have to try both options and maybe there is a third option that hasn't been thought about.

Mike said if they are saying if we sell the land we will pay the \$100,000.00 there is some agreement that they owe us the \$100,000.00.

Ceann said she was encouraged by that.

Mike said if they can sell the land for \$9,300.00 then somebody is deciding to make an investment over there privately and more power to them, so let's take our cash and use it elsewhere or there on future projects how ever we want to do it. He said that is why he is of the opinion that we should not offer more than what they owe us for the land. Even though it may be a good investment it could be left for a private investment and that might make what we own already more valuable as that project develops. Mike said does that give you the direction you need.

Ceann said yes that is a consensus.

Ceann Bales - 2) Update on the OCRA COVID-19 Immediate Response Recovery Grant Program

Ceann said she has an update on the OCRA grant. Applications are coming in and thank you Tom for agreeing to be on that committee. She said as of now we 31 applications in right now and the deadline is 5:00 pm today. She said of those 31 applications 2 are from Farmland, 22 are from Winchester, 4 are from Lynn, 1 from Saratoga and 2 from Union City. She said the total request at this point is \$276,000.00, we have \$243,750.00 to be able to grant after we remove the \$6,250.00 grant administration fees. She said the committee is meeting tomorrow at 7:30 am to review the applications and on that committee is Tom Chalfant, Dean Edwards, Bob Morris and Steve James. She said the next step will be taking them before Economic Development board for approval and consensus and then she will need to come back on June 15 meeting for the Commissioners to review those and have final approval and also officially approve hiring Greg Beumer and his firm, she said OCRA will just need documentation. She said on June 15 will be the required public meeting which we will have as part of this function. She said they are hoping that by June 16 they are ready to move to get their batch in to be able to turn this around quickly, they are trying to go as quickly as they can, so they can get money back out to people.

Mike asked who is the committee.

Ceann said it is Steve James, president of the REDC Board, Tom Chalfant, Bob Morris, CPA and he was on the original revolving loan fund members and Dean Edwards representing banking and he was also one of the existing RRF committee members.

Mike said did the others resign.

Ceann said yes, that they stepped down and we are actually starting a new revolving loan committee through the OCRA initiative and so she has reached out and Gabe Winkle has agreed to join, Heather Craig who is a CPA, she has agreed to join.

Mike said that Ceann said the OCRA immediate response recovery program grant application, how are we going to ensure that the totality of the grant recipients is in that class that OCRA requires.

Ceann said once the committee decides tomorrow morning that these are the ones that they want to fund, then Greg will go out to each of them individually and do a survey with their employees and he will have all that before we come on June 15. She said Greg will be at the meeting tomorrow morning and between tomorrow morning and the 15th he will have surveyed all them to make sure before we send in our batch that they do all qualify and meet that LMI requirement.

Mike said you sent out rules summary of rules relating to distribution of Indiana Coronavirus relief fund, did you send this out.

Ceann said she does not think so.

Mike said he thought it came with the application but it is something completely different.

Gary said he is glad we were able to receive that because it is certainly a need in this community to help as many as we can, the best that we can and he is glad to see this new committee being formed. Hopefully we can help some of the businesses that are struggling.

Ceann said this is really helping those people that fell through the cracks and she talked to Jim Byrd today and there is still PPE money out there and he is willing to help people, she said they cannot charge for that and there have been some people that they have not been able to help because maybe they received \$1,000.00 through the SBA and they are still hurting and they don't qualify for this and so Jim is helping. She said the good thing is they are trying to reach out to the people that have fallen through the cracks and get them help.

Debi Wymer - preparedness grant request and agreement

Laura said Debi was not able to come today, but she sent the paperwork that she needs signed.

Mike said this is the preparedness grant that we receive every year and it is for Mathew Simmons contractual employee in the amount of \$25,000.00. He said this is requested by the Health Department and first action would be to approve the opportunity of the Health Department to apply for this grant.

Tom made a motion to allow the Health Department to apply for this grant. Gary seconded. All aye votes. Motion carried.

Mike said the second item under this would be the agreement for the grant provided and this would be the agreement with Matthew Simmons, he said he doesn't think Meeks has reviewed this but it is probably the same agreement we have signed in the past. He said paragraph five is the important paragraph, it is expressly understood and agreed that the contractual relationship to the county is that of an independent contractor and that neither this agreement nor the services to be rendered here under shall for any purpose who so ever not in any manner create an employer employee relationship between the contractor and the county. He said he believes this is the key, do we want to go ahead and agree and enter this memorandum agreement with Matthew Simmons. He said Dr. Sowinski has already signed it. He said if so he would request a motion giving him the authority to sign this agreement which is effective July 1 through June 30.

Tom made a motion to approve this agreement as presented and give Mike Wickersham the authority to sign on behalf of the Commissioners. Gary seconded. All aye votes. Motion carried.

Missy Williams

Missy said they had some discussion in their last REDC board meeting about Ceann having the Commissioners okay for her to go negotiate with Tarter and bring it back to the Commissioners for final approval.

Mike said she has always had the ability to make a deal with Tarter subject to the Commissioners approval. He said we gave her the ability to negotiate that but rather we agree with her recommendation when it comes back is a different story but she did have the authority and he hopes there was not any misunderstanding there. He said she has negotiated an A and a B plan and we have given her direction on them.

Missy said you do not need a vote to do that.

Mike said no, we will do that to approve it when it is finally done. That will be the vote for approval.

Missy said that and update from her office. She said they have hand delivered, they have e-mailed, they have called business to get those grant applications out, she said she thinks they have hit everybody. She said some of those who took the SBA loan of \$1,000.00 probably should not have done that but that is just how that fell.

Other Business:

Art Moystner, Randolph County Sheriff

Art said he has a couple of updates for the Commissioners. He said the air conditioning system has been fixed, he said they had that problem on Memorial weekend, he said apparently that happens every year when we start back up but they have it running now, he said at one point it was up to 88 degrees. He said the engineers are back in today for the door control project, they are mapping out the intercom system, so that is moving along.

Mike said we have received a bill from them so he is glad it is moving along.

Art said he is glad it is too, he said on one of the intercoms there is a button that has finally quit completely. He said the only other thing is he understands the county has put in for a couple of federal grants and one of the things he is looking at and wants to get more information on is for video court and they are trying to find a more permanent solution, right now they are using zoom and he thinks there is something coming down from the state. He said they are looking for something more permanent for initial hearings and 72 hours appearances so that we are not transporting as much.

Laura said she thinks that would be included in that Judicial grant.

Chris said that is correct.

Art said they are looking at some of those options.

Gary asked do we know, he said originally it was suppose to be a couple of months before there would be any expenditure, do we know what other expenditures we are going to have, right now we have not determined where the funds are going to come from. He said we need to schedule out how we are going to pay for this until this is determined.

Art said they have not provided him with any type of schedule. He said one of the issues you have is, he is not sure that we have actually received anything other than services now and he has not had a chance to look and see what is exactly the bill is. He said he can check with those engineers today to see what they have ordered and be able to give you more information at the next meeting. He said right now they are mapping out the intercom, he is not sure what they would have built yet.

Mike said as he reads the contract, they have presented this bill on May 28 and we have 30 days to pay it.

Art said he will get information today as to what that covers.

Mike said we really need and should be able to determine how we are going to pay these bills within a 30 day period. He said Council meets Wednesday and we could make a recommendation this morning on how we think they should pay it and ask them to make that decision with us or we could call a joint meeting for later in the month which is originally what we were planning to do.

Gary said we had intended to do this earlier and we got hit with all this other and we have not met.

Art said he will ask them if they can give him an estimated time line on how that is going to come in.

Mike said the majority of this bill is design labor, so it is stuff they have done in their office to design the layout.

Regular Claims \$737,662.36

Gary made a motion to approve the regular claims as presented. Tom seconded. All aye votes. Motion carried.

Payroll Claims \$ 221,260.89

Gary made a motion to approve the payroll claims as presented. Tom seconded. All aye votes. Motion carried.

Cripe claim 8/2/19 \$1276.55

Cripe claim 9/3/19 \$932.20

Cripe claim 12/31/19 \$222.98

Cripe claim 5/7/20 \$626.16

Mike said we have four Cripe claims, three of those are in negotiating a settlement for our generator on. He said he doesn't think we have resolved that yet.

Meeks said he has not received anything back from Cripe.

Mike said the newest claim is for mileage and recording filing fees. He asked if we want to pay this claim. Mike said it doesn't say what the filing fees are for, it is \$277.00 and the mileage is \$349.16. He said we can hold this and find out what they are for.

Tom said he would like to do that.

RCED Claim June \$24833.33

Gary made a motion to approve this claim. Mike seconded. All aye votes. Motion carried.

Security Automation Systems Claim \$8280.00

Mike said this claim is for the Security Automation System which was just discussed with the Sheriff for \$8,280.00. He said it has been certified by the contractor and it sounds like they are doing some work. He said the only thing that remains to be seen is how we are going to pay for it and how do we want to pay for it.

Gary said my thought is to take it out of cum cap. He said on the report he has it says we have \$569,000.00 in there.

Mike said we have paid some funds back to cum cap from the bond issue. He asked Gary is that a motion.

Gary said yes.

Tom seconded. All aye votes. Motion carried.

Minutes of 3/2, 3/16, 3/20,3/27 & 4/6

Mike said we all received copies of these minutes via e-mail and unless there is additions, corrections or deletion to these minutes he would entertain a motion to approve them without change.

Gary made a motion to approve the minutes as presented. Tom seconded. All aye votes. Motion carried.

Treasurer's monthly report

Tom made a motion to approve the treasurer's report as presented. Gary seconded. All aye votes. Motion carried.

Comp time reports

Mike said we are getting some comp time authorization forms from some departments, but not all departments. He said he has received questions on just sending them what the time keeping system produces. He said he does not know what that looks like.

Laura said there is a form in our time keeping system that if you work overtime, you have to go in and fill it out to get that overtime.

Mike asked if this form gives the same information.

Laura said it did.

Mike said then he would not have a problem with them using that, so they don't have to complete two different forms.

Copier Quotes

Mike said we have two copier quotes, one from Weber and one from Perry Protec out of Fort Wayne.

Mike said we use Weber now do we not.

Laura said that we do. She said the difference as far as the dollar amount goes is that Perry Protec quoted a \$1.00 buyout lease and if we go with a fair market value lease which is what Weber quoted he could cut the price by \$80.00 per month. She said the only other difference is that when she talked to Tyler from Perry Protec, we have to return the copiers we have now and there is six of them and it is going to be \$200 to \$250.00 per copier for Perry Protec to return those to the current leasing company and Weber said that if we go with them they will take care of getting those sent back and there would be no cost there which is about \$1200.00.

Tom asked if Laura had a recommendation.

Laura said that originally when we went with Weber four or five years ago, the copiers they sent us, nobody was happy with. She said Dan and David from Weber came in and said that they had upgraded, so they are the same brand of copier which is the only brand they carry, but they upgraded them to be better copiers than what we have. She said as far as the price, we are paying approximately \$370.00 per month now and the quote is for \$400.00 per month.

Mike said they are saying these are better machines than what we have now.

Laura said yes. She said also some departments asked for things that they do not have now. She said for example Circuit Court doesn't have a color copier now, but the new one would be color. She said there was a couple of others that had requested other features.

Mike said Weber is \$440.00 per month and Perry Protec is \$777.95 per month and we could take \$80.00 off of that to make it \$700.00 per month. He said have we talked to the offices to see which machines they would prefer.

Laura said no, she said she sent both companies around to talk to each office to find out what they needed.

Mike asked if the decision needs to be made today.

Laura said no, our lease is up on July 20 so we will need to decide before that. She said she already had Meeks do a letter to cancel our current lease.

Mike asked the Commissioners if they want to move on this today or think about it.

Laura said that if you would like to talk to either company direct they would be willing to come in.

Gary said since both companies talking to the different departments and get each departments recommendation and each company bid based on what the departments told them he does not see any reason not to move forward. This is a significant price difference.

Mike said you are recommending that we enter the lease with Weber Office Equipment.

Gary said we are taking the six different departments recommendation and they had the opportunity to discuss what they wanted.

Laura said that they only talked to them about what features they would like on their machines and she was not present during these conversations.

Gary said he did not go back and look on the maintenance charge compared to what it was before.

Laura said they did take the maintenance back down to the beginning point of .05 because we have a contract with them now that it goes up 10% per year. So, Weber took it back to the starting price from our current maintenance contract and she did not talk to Perry Protec about the maintenance.

Mike the maintenance on the Lanier copiers color is .055 and .00833 per page for black and white. He said the quotes are a difference of \$260.00 per month and he would be inclined to lean towards Weber as well. He said the quote is pretty clear the total lease is \$23,241.49 or \$440.43 per month and maintenance for black and white is .005 and maintenance for colored is .045.

Laura said that maintenance cost will go up 10% per year. But that is what we are doing now.

Gary made a motion to accept the quote from Weber office supply on the new copier lease. Tom seconded. All aye votes. Motion carried.

Spyglass

Mike asked if anyone from Spyglass is here.

Laura said they are not here and the reason she put them on the agenda is because she had received an e-mail wanting to know since we have been putting everything on hold because of the Covid, they want to know if we want to move forward or if we want to close this out. She said her concern is that she has ask them to come here and go over what we need to do to make this savings and they will not come here.

Mike said we are looking at new phones anyway and so he would say we could continue to table it and we could table it for a year or we could just forget it.

Tom said it is up to them.

Laura said she is inclined to just forget it only because they are not really giving us any help on how to move forward with savings they are suggesting.

Gary said he would agree with that considering we are looking at a new phone system. He said if we evaluate this one and then put in the new one it may be completely different. He said hopefully we will alleviate part of these problems.

Mike said he would respond to him that we are no longer interested.

Gary said he thinks so at this time.

Winchester Library Board Appointment

Mike asked if anyone has any concerns or objections about the potential library board appointment. He said that Janna Barnes is requesting the reappointment of Ilona Cockerill to serve a 4-year term on the Winchester Library Board from July 1, 2020 to June 30, 2024.

Gary made a motion to approve this appointment. Tom seconded. All aye votes. Motion carried.

Change to the Zoning Ordinance 2020-03

Mike said this item is a recommendation from the Area Planning Commission to change the Unified Zoning Ordinance with an amendment to this Ordinance, amendment number 2020-03 An Ordinance to Amend the Text of the Unified Zoning Ordinance of Randolph County. He asked the Commissioners if they had reviewed this.

Gary said yes and asked if Randy was here.

Mike said he is not here, he was here to deliver the Ordinance this morning. He said he thought it was pretty self-explanatory, it is modifying the Unified Zoning Ordinance with regards to set backs, rail road set backs and sub division cul-de-sacs and he does not think the county has any sub division cul-de-sacs at present time that is in our jurisdiction, so if we do amend this then it would affect future cul-de-sacs. He said he knows legislative bodies are getting this and if will affect current cul-de-sacs in their situation but it is an Ordinance to amend the text of the Unified Zoning Ordinance of Randolph County as an Ordinance we can pass this by first reading by title only and unless there are any questions or concerns regarding the amendment it reduces the rear yard set back from 20 feet to 12 feet and no cul-de-sac yards. He said part of it sounds like almost a consistency issue because the front yard set back in those lots already are they not.

Gary said that is his understanding.

Mike said he would entertain a motion to pass Ordinance 2020-03 by title only.

Tom said he would be in favor, but he does not know exactly what all the tables are at the bottom but it has a cul-de-sac mentioned at 20 feet, it says front set back and side rears all the same.

Mike said one of the things that is sort of confusing, he sent out the existing tables to show what they are now and they are now 20 and the proposed amendment reduces it to 12 feet.

Tom said he did not know we had a 100-foot set back from limited access to interstate highway.

Mike said that is not part of this amendment.

Gary said they are just going through and trying to correct some of these issues that we have in the county and this particular one is coming from issues in the cities.

Mike said what we are doing here is they are adding a foot note for existing cul-de-sacs with a depth that is less than 100 feet the rear set back shall be 12 feet. He said that is the only amendment to the Unified Zoning Ordinance.

Tom made a motion to amend Ordinance 2020-03 An Ordinance to Amend the Text of the Unified Zoning Ordinance of Randolph County Indiana after the first reading by title only. Gary seconded. All aye votes. Motion carried.

Mike said if we choose to do so, we can suspend the rules today and move ahead and have a second and third reading by title only and adopt this ordinance today. He said if we choose not to do that we can have the second reading at the next meeting.

Gary said in his opinion to be fair we need to give at least the opportunity for people to come and voice any opposition to this and he thinks we can do this and have our second and third reading at our next meeting.

Mike asked Tom if he agrees with this.

Tom said yes and cities and towns have to ratify this too.

Mike said he believes it can be an either/or if we ratify it and the cities don't then it would apply to our cul-de-sacs but not theirs and he thinks they probably got the information the same time we did. He said we will act on that second reading at our next meeting which will be June 15th.

Randolph County EDIT Plan Budget

Mike said the next item is our Randolph County EDIT Plan budget.

Laura said Angela should have sent all of you an e-mail. She said Angela cannot do the budget because our EDIT plan expires at the end of this year.

Mike said looking at our current EDIT plan we provide \$10,000.00 per year per city for a total of \$60,000 to Winchester and Union City and we provide \$10,000.00 per year to Parker City,

Modoc, Losantville, Saratoga, Lynn and Farmland for a total of \$180,000.00 over a three-year period. He said we have advanced on those payments to the town of Ridgeville and Lynn on the last EDIT plan we provided the Economic Development Foundation \$298,000.00 each year, we set aside \$50,000.00 to pay for any necessary legal and financial and other personal services, we set aside \$3,000.00 per year for Web hosting fees and we set aside \$17,629.25 to work one for workforce development and \$7460.00 for work keys testing, we set aside \$21,600.00 for Lifestream each year, we set aside \$6,000.00 for Unchained Praises, \$10,153.60 dues for the Indiana Regional Planning Commission and then we get into individual grants and these were just lump sums determined each year. He said those three-year commitments are what we have to put in our proposed EDIT plan and then everything else would be a lump sum grant as requests are made. He asked Meeks if he was correct in this.

Laura said we added the promise.

Mike said we have also committed to The Promise of Indiana for the next two years in the sum of \$25,000.00 per year. He asked the Commissioners if they wanted to have Meeks put together a new capital improvement plan.

Meeks said it cannot be approved until the end of the year. He said he thinks Angela just wants to know what should be in the budget. He said you should just tell her those things that are recurring and then everything else would be a grant.

Mike said the question is do we just tell her the same thing we have done.

Tom said what kind of cuts are we going to be looking at. He said highway department is going to be taking a cut, the state has already cut 15% out of their budget and do we need to start looking at cutting costs in that budget or is that all going to be the same as before.

Mike said EDIT funds will be reduced but the three-year commitments that we make in the budget as Meeks said if we commit to the Cities and commit to the towns and commit to the Economic Development and commit to our web hosting and who ever we want to commit to, that would be our budget and the rest that is left over we wouldn't spend that if we didn't have it. He said if we get into budget time and we are looking at our budget and we look at Economic Development when we are going through it and say okay we are going to give Lifestream \$18,000.00 instead of \$21,000.00 and we are going to give Economic Development \$275,000.00 instead of \$298,000.00 those can be done at budget time and he thinks that we will probably have a better handle on what we have.

Laura said we can reduce, we just cannot go above once we advertise the budget. She said if she does the budget on what we have now, we can always reduce.

Tom said he is in favor of not increasing anything.

Mike said he thinks we will be in a position where we are probably not going to be able to do that. He asked the Commissioners if they want to just give Angela the current capital improvement plan and let her budget off of that.

Gary said he thinks so at the present time from his perspective it is the best numbers we have to work with.

Mike said Unchained Praises is not going to be in there.

Amended Memorandum – Veterans office

Mike said this is an amended memorandum to the Veterans office. He said we passed a memorandum last meeting to close that office from 12 to 1:00 pm and included in that amendment there was language in there regarding the Homeland Security office and determined that's been joined with the Emergency 911 office, so we need to redo the amendment just to affect the veteran's office which it did but not mention the Homeland Security office.

Tom made a motion to approve the amended memorandum dated June 1st that says the regular work day of the Veterans office 8am to 12:00 pm and 1:00 pm to 4:00 pm Monday through Friday. Employees shall have a one-hour unpaid meal period each work day. Gary seconded. All aye votes. Motion carried.

Barnes and Thornburg – Cares Act Reimbursement

Meeks said that he has looked at this agreement and it looks fine to him. He said he talked to Rick again on Friday and he said there are all sorts of new guidelines coming up about the reimbursement. He was going through that and talking to people on the phone and he even more so thinks he can help us out on all this.

Mike said his fee is \$5,000.00 and do we have to receive anything before we have to pay that fee.

Meeks said he thinks if you sign this agreement, he is going to expect that you owe him \$5,000.00.

Tom asked when this would be due.

Meeks said he will invoice us.

Laura said Chris has been working on these grants and asked if he had any input.

Chris said he has reviewed both grants, the Indiana Criminal Justice Institute one and the Cares Act one and to him they seem straight forward but we have not applied for them officially yet. He said we would have to officially sign and say that we are accepting the money. He said as far as the reimbursement side, it doesn't seem overly complicated to him on that part but they keep changing the guidelines and stuff like that so it is hard to tell how this is going to go.

Meeks said to answer your question regarding payment to Barnes and Thornburg. They will bill clients on a monthly basis and expects payment within 30 days.

Gary said he has not kept up on this so how far out is this covering. He asked if this is through this year.

Chris said the Justice Institute grant runs until the end of the year. He said the Cares Act one he believes continues as long as it is ongoing.

Mike said this one says until December 30, 2020 and is for any expenses related to Covid-19 for March 1st to December 30th.

Chris said the grants will probably be much easier to deal with than the public assistance reimbursement stuff. He said with the two grants there will be no cost or match like the 25% match with the public assistance reimbursement. He said there will be soft cost involved and they will have to have volunteers and that kind of stuff.

Mike said the question is will Barnes and Thornburg take over what Chris is doing.

Meeks said he does not think they are going to fill out the application.

Mike said so they would advise us to dot our i's and cross our t's.

Meeks said and make sure we are applying for everything we should be applying for. He said he can give you Rick's number if you want to ask him detailed questions. He said he is not their sales man, but he convinced him that we needed to do this.

Tom said this comes with your recommendation.

Meeks said he believes it is a very small amount to pay to have someone to make sure it is correct.

Mike said this is kind of a moving target too.

Gary made a motion to go forward with this.

Mike said do we want to take this from EDIT legal fees.

Gary said we can or we can pay for it out of Commissioners legal fees.

Mike said your motion is to pay for it out of Commissioners legal fees.

Gary said yes.

Tom seconded. All aye votes. Motion carried.

Mike asked Meeks if he could send him this executive letter for the Cares Act relief fund and you can send it to him to see if we should sign it or not.

Meeks said whatever you want him to do.

Meeks – Solar Wind Farm

Meeks said on the solar wind farm he received and Economic Development Agreement that he forwarded to the Commissioners and a Decommissioning Agreement. He said he has not had an opportunity to read those two documents yet. He said he did call Rick and asked him his thoughts. He said he doesn't know if the Commissioners want to do kind of like what we did with the Wind to get Jason Semler involved with an Analysis. He said he talked to Jason and he would be able to do that and he talked to Rick who would be able to help us with these agreements. He said if that is the case, he would like to tell them that we would like them to help. He said it is going to be a very interesting question on the Economic Development thing because how we assess the land is on its use, so if we have an acre of agricultural ground and you put a wind mill on it, you are not taking the whole acre out but you take ¼ out the other ¾ is going to be assessed as agricultural. He said now your taking a solar farm and putting 100 acres of solar panels on it, you are using the 100 acres which will be then commercial property which can be 10 times the assessment of agricultural ground, so that tax abatement would be considered at commercial and is way more valuable. He said Rick said there was in the state legislature last year an amendment that would say that solar firms can't pay more than 5 times what ag property is worth. He said that did not pass. He said he thinks this is going to be a little more complicated negotiation on this Economic Development than we had the last time. He said it will probably be very similar to the first one.

Mike asked if they were taking responsibility to pay those fees.

Meeks said they proposed to pay \$80,000.00 for professional fees.

Mike said if we hire Rick Hall's firm and Jason Semler's firm then we want to make sure that they are paying for it. He said he thinks that it is important that we do that and as Meeks just explained it is probably more important.

Meeks said if that is okay he will send an e-mail out to Jason and Rick and tell them.

Mike said it is okay with him. He asked Tom if he was okay with this.

Tom said yes.

Gary said he thinks it is a requirement.

Meeks – Cooperative Easement Agreement

Meeks said he did not know if the Commissioners wanted to talk about the Cooperative Easement Agreement or not.

Mike said he seen Meeks e-mails that said somebody else was still reviewing them.

Meeks said that Jentry came back and said they look fine. He said they had a lot of insurance provisions in there that looked to him to be over the max limit and that is for our sub-contractors if we have them. He said the question that you would want to ask, are they taking that \$15,000.00 and paying the land owners or are we paying the land owners on top of that.

Tom said are you talking about what it cost to install the fiber.

Meeks said he is talking about the Cooperative Easement Agreement says that they will go to the land owners and get them to sign because they can only right now do the wind energy, so now we are asking for an easement for fiber optics which is outside of their easement, so now we have to get an easement from each land owner for the county. He said how the land owners are being compensated, this agreement did not say anything.

Tom said it is going to cost \$95,000.00 to install 70,000 feet of fiber conduit and then we will have probably another \$15,000.00 to install the junction boxes in the right away. He said the \$50,000.00 goes to Keywit and they are throwing in \$45,000.00 so that Keywit gets \$95,000.00 to put this extra 1 ½ inch conduit in with the one that they are putting in and it will be ours to sell to somebody in the future.

Meeks said the question is what are our other costs. He said is our other costs also paying the land owners.

Tom said yes, if we have to, but he would hope that the land owner would be okay with giving the county and easement because they are hopefully going to get high speed internet available in their area. He said that would be his approach to start with.

Mike said do we need that before the conduit is put in.

Meeks said he would think so.

Mike said he was under the presumption that EDPR was going to get the consent of the land owners to put our conduit in.

Meeks said he did not read that in the agreement.

Mike said then it needs to be included. He said we need to make that an issue that our expense is to pay for the installation of the conduit and all other expensed are related to EDPR.

Tom said they have their easement in place, but we are going to need an easement.

Mike said aren't they getting that for us.

Tom said no, they went ahead and got theirs and they haven't done ours.

Meeks said it doesn't say either way.

Mike said he was under the impression that they were going to obtain those easements for us.

Tom said he does not think that is their understanding.

Meeks said the agreement states Headwaters shall assist the county with updating the county easements for the conduit to be installed in these easement areas.

Tom said they have already got consent for their installation, but they say we need to have the same if we are going to own this fiber conduit. He said they are going to provide us with all the information and we have to go to the land owner with our document and get them to agree. He said they will help but he does not know what that cooperation amounts to.

Mike asked who is going to do that.

Tom said he would be willing to do it. He said Meeks could prepare the document and then he would go out and try to get the land owners to sign.

Meeks said he thinks there will be people that don't agree.

Gary said it is not digging an extra hole or anything it is just the easement and they already gave EDP an easement so it would not be affecting anything.

Tom said the \$95,000.00 was to put another piece of conduit in which is very high, but that was the price that negotiated. He said \$15,000.00 for the handholds will be on us and hopefully the easement cost will be on the preparation of legal documents and doing the work. He said hopefully he will be able to go out and talk the land owners into it.

Gary asked if they are already trenching.

Tom said yes, they have done some, he is not sure if they have done any that we are involved in or not, but they are trenching and they have already done the northern most parts which we have already lost that opportunity.

Mike said if we sign this agreement then we are committing to \$50,000.00 to install conduit on property that we don't have the right to install it on.

Tom said correct.

Mike said we have some work to do before we sign the agreement.

Meeks said that is how he read it.

Mike said at one point they were going to get those easements for us because it would be easy for them to do because they were getting their own easements.

Tom said they probably had already gotten theirs before we thought about doing this.

Mike said they offered to get those easements for us at one time. He said Corporate probably got involved in it. He said what are we going to do then, are you going to go out and get them signed before our next meeting. He said Paul wants this signed pretty quick.

Tom said he would try working on it.

Meeks said he is not sure we have anything.

Tom said hopefully they will give us a copy of their easement form.

Meeks said here is the fiber optic easement agreement.

Tom said they will put the fiber in and the \$50,000.00 will come off of our first payment.

Meeks said what he means is a fiber optic user agreement. He said just the mechanics of it, our we typing in the grantors name, address and legal description.

Tom said hopefully they will do that for us.

Meeks said then we will need the map of the easements.

Tom said hopefully they will give us all of that information.

Gary said this is something we are going to have to move on, otherwise they will have it all trenched and we will lose the opportunity.

Mike said they have a list of 46 parcels.

Meeks said he counted 33 people.

Mike said they indicated 30. He said it would be nice to know what EDP paid for each easement.

Tom said most of them are people who are getting towers and that is part of the agreement, they are paying so much a foot for buried cable and so much a foot for road and so much for towers and if you didn't have any of that they would probably pay them more but if you participate in that their easement is probably rolled into that.

Mike said you guys are going to work this out then.

Meeks – Appraisals on straightening the roads

Meeks said he receive an e-mail back from Matt Tarter regarding the appraisals on straightening the roads. He said he thought they were going to delete one of them.

Tom said no, he thought we were going to do them both.

Meeks said so for a total appraisal cost, we have to have four appraisals, two on each and he is estimating \$700.00 each, so we are looking at \$2,800.00. He said if that is okay he will tell Matt do them.

Mike said that will provide us how much they can buy that land for.

Meeks said yes, it will tell us how much we can offer to the landowners.

Mike asked the Commissioners if they want to spend that money to straighten those two roads.

Gary asked Tom what his opinion is.

Tom said the roads will be better, he said it could create more of a hazard, he said it is a tradeoff, if somebody is going to drive through the end of the road into somebodies' field, hopefully they could maneuver a curve where they could not maneuver a 90-degree angle. He said he thinks it would be a valuable thing to do.

Mike said is this money we want to spend now.

Tom said I would.

Gary said he would take Tom's recommendation because he knows more about the project than he does.

Tom made a motion to have Matt Tarter do the appraisals to allow for straightening of these roads. Gary seconded. All aye votes. Motion carried.

Meeks – Headwaters I left over ditch money

Meeks said we had some money left in the road and drain inspection fund from Headwaters I project. He said if we are not using that then we need to figure out where that goes. He said it probably goes back to Headwaters.

Ed said it goes back to Headwaters if we don't use it.

Meeks said are we done inspecting on Headwaters I.

Ed said on Headwaters I, we are done. He said we are just starting today on Headwaters II.

Meeks said we are going to need to refund that Headwaters I money.

Tom asked how much money is it.

Ed said \$37,000.00. He said his agreement with EDPR was that we could roll that money into Headwaters II fund and then refund at the end of that project.

Meeks said we can do that, we just need that agreement in writing if that is what we are going to do.

Mike said if they are willing to do that, he doesn't know why we wouldn't be willing to do that.

Meeks asked Ed who he had talked to.

Ed said Kristen. He said when he talked to her, they were going to deposit \$100,000.00 into that account for our use.

Meeks said we did not want to put Headwaters II money in with Headwaters I inspection account was the issue.

Tom Chalfant

Tom asked if the county wanted to do anything with the barns at the old county infirmary. He said they are in disrepair and will soon be empty of county equipment. He said we have talked to people about them and do we want to decide.

Mike said he talked to his people yesterday and they are not interested in leasing.

Tom said Dan Allen is interested in leasing for a nominal fee and he would maintain those buildings. He asked if we want him to repair those buildings and have use them. He is talking about a 20-year lease and he would repair and maintain them or what ever kind of language we want to use. He said this is something we should probably look at, because those barns need some work and summer would be a good time for someone to repair those buildings that are in dire need of repair.

Mike asked Meeks what we need to do to proceed with this.

Meeks said we would need to advertise it. He said he would have to look at the statute.

Tom said it would add value to the infirmary property and to the county.

Mike said and we don't give up ownership of the frontage or the shooting range behind.

Gary said he agreed.

Mike said let's start that process.

Tom made a motion to start the process to lease the barns on the old county infirmary property. Gary seconded. All aye votes. Motion carried.

Mike said that is a 20-year lease. He asked what is the nominal fee.

Tom said \$1.00.

Mike asked Gary if that was okay.

Gary asked if he had a specific function or is he just going to maintain and make that part of his operation.

Tom said we will spell out that he put those buildings back into a usable state of repair.

Mike said maintain their historic presents.

Meeks said this is not going to happen overnight so he will read the statute and get some language.

Tom said do we want him to make them historic structures, he said he would be in favor of making those buildings historic because that would tie their hands in the future.

Mike said that makes sense.

Tom Chalfant – Highway Department

Tom said Mike Haffner had some questions for Tom that he would like the Commissioners input on.

Mike asked Mike Haffner to come up.

Tom asked Mike to give them an update on the new Highway Facility and then you had an issue with the tank you store the asphalt in. He said whether we want to move it or what.

Mike Haffner said basically the emulsion tank that we have at our old facility, he asked are we going to move it to the new facility, he said he does have some numbers now, basically we can save \$40,000.00 or so if we just bring our old tank to the new facility, so you are looking at probably \$25,000 to \$27,000.00 to pour new concrete, hook up the electric and get a crane and move it over. He said we would have to put new electronics and do a little work to it. He said they are thinking that everything together would be \$25,000 to \$27,000.00 to move it.

Mike asked where he would be putting it.

Mike Haffner said it will be on the north side of the cold storage. He said on the original drawings the electric and conduit was already there but we did not know at the time so we told them to run the conduit.

Mike said so it would be between the cold storage and the two big buildings on the side.

Mike said yes, there is a pretty good span across there and there's service and everything there. He said we had actually removed the concrete form the original because we did not know for sure what we wanted to do at the time. He said it depends on what we do with the old facility, if we are operating out of the old facility, we would not have to do that until we make a determination on the old facility, but if we do it at a later date then we need to figure out how the cost is going to happen where if we do it now can we put that into the cost of the project.

Gary said if we do it now, does that mean that Thor and everybody else are involved.

Mike said that would be a Meeks question. He said if we move the emulsion tank out to the new location, once the buildings and everything is signed of on by Thor, if it an additional \$25,000 to \$27,000.00 can we add that into the bond or does that have to run through Thor.

Meeks said it depends on what the contract says.

Tom said we were discussing if that tank stays a contractor that does paving might be interested in that facility and we might get some residual value out of that tank where it sits rather than moving it.

Meeks said there are some historical problems with that facility. It will be very difficult to sell it at all.

Mike said he does not see a real need or hurry to do anything at this time other than and he doesn't know if the project has \$27,000.00 left in the bond.

Meeks said we can spend it. He said nothing in the bond documents says we have to spend it on Thor or Cripe. We just have to spend it on the highway facility.

Mike said we should just take a pause and see how things develop. He said it cannot be moved anyway because he would assume that it has stuff in it.

Mike Haffner said he would like for them to come down and actually look at our tank. He said right now they are saying it can be moved, but if we make that commitment and then find out there is something wrong and it would take a new tank anyway. He said that would be a free service for them to come down give us a recommendation on whether this tank is worth moving with age and stuff.

Mike Haffner said the only other thing he has is the barns at the old county infirmary, the highway sign department is out of that location, he said we still have a little bit in the old barn but they can get that out pretty quick depending on what the Commissioners decide to do.

Mike said we are not going to be in any hurry.

Mike Haffner asked what he should do with the keys to those barns.

Mike said either keep them or give them to the auditor.

Mike Haffner said at the RCFFO building they are out of the sign office and within two weeks they will be out of main office on the second floor as well. He said by the end of this month they will be completely removed and those spaces will be available for whatever the Commissioners want to do with them. He said they still plan on moving next Monday to the new facility, he said Jessica is operating out of it now, they are getting the phone service changed and they are hoping to have all of the employees operating out of there next week. He said on the fuel, they are going to need a little bid of time to finish installing, he thinks it will be around August before they want to start fueling other departments. He said he would first need to have a meeting with the

department heads to training purposes on how to operate the pumps and it has the capabilities of being customized for the card readers on what each department would want.

Gary asked if they were going to keep fuel in the old tanks.

Mike Haffner said they have fuel in the tanks, they had to put fuel in them for leak tests and make sure they are operational. He said they are operational, but not through the card reader yet.

Gary said you are not going to fuel anything out of those.

Mike Haffner said they were not fueling anything out of the new facility as of right now.

Gary said you are not going to start fueling your trucks until you are set up for other county vehicles.

Mike Haffner said no, they are not fueling any of their trucks until, he thinks there should be an active date from this day forward. He said he needs to use up all of the fuel out of the old tanks first. He said that date might be a floating date because he wouldn't want to switch it and still have several hundred gallon in the old tanks.

Gary asked what the punch list looks like for the new highway facility. He asked how much of it has been completed.

Mike Haffner said everything on the building, they have got the outside lighting that is getting real close on the electrical, so the electrical is pretty close to being done, there is still a little ground work that needs to be done although he would say it is 90% done and the other two items that he will let Tom deal with is the concrete floor in the salt barn and the paved parking lot.

Tom said it is going to be corrected.

Mike Haffner said the paved parking lot, they have never questioned, they say they can reheat that and reroll it and get rid of the ponds so it won't hold water. He said when they are going to do that he does not know, but for the time being he has roped that area off, so even they won't drive on it with any vehicles, just so they cannot say we damaged anything.

Gary said what is the status with the concrete.

Mike Haffner said he does not have a clue on that.

Tom said he had a contractor look at it and he said it is going to crack and it is what it is. He said the contractor had done a few projects in Ohio and he said that Ohio requires that they cut it the day that they pour it and then they caulk it and that is probably what we should have had done rather than just leave a big slab without anything because it is going to crack. He said it is between us and Cripe.

Mike Haffner said the contractor is basically saying that they poured it as the architect designed it and so therefore they are not liable.

Gary said it is not a good thing to pour and not saw unless you use a good grade of fiber and then that is somewhat iffy at times.

Mike Haffner said the water softener is being installed this week.

Gary asked what Mike had decided on the entry area where that little office is that is not going to be used. He asked are you going to put some type of plexiglass or something up to secure that so nobody can get into the building.

Mike Haffner said when they originally designed that they put the material in the bulk head to be able to put either bars or glass in there in the future. He said if we see a need for that in the future they can add that, but as of now they were not going to do anything.

Gary said it looks to him like if you want security because you have security on the door and you cannot get in that door but they could go in that other way, the other door is not bared.

Mike Haffner said the original thought was security, do you really need it or not. He said what they were trying to avoid is the general public not knowing and just walking throughout the facility without anyone knowing.

Gary said he is not disagreeing with that but with the same thought.

Mike Haffner said if you want that secured then we can start getting quotes and they can add it to the project.

Gary said he thinks it is something you need to look at.

Tom said what are we calling security, a piece of plexiglass.

Mike said you could break a window out.

Gary said a lot of the times it would just be a deterrent.

Tom said a piece of plexiglass will deter 99% of the people.

Mike said they probably should look at regular glass, a sliding glass window there.

Mike Haffner said he would rather have glass, simply because of the maintenance and cleaning it or a bar type situation.

Mike said he does not think we want bars up there. He said we just need a separation glass that would create privacy there as well visual inspection if you wanted to sit somebody there and it would deter anybody from jumping over that counter and walking through.

Gary said what about the fence, have they been working on it.

Mike Haffner said they have been working on it as of last Thursday 1/3 of the chain link was up. He said he was assuming the gate and everything should be, he would hope this week or next week for sure.

Mike Wickersham – Road Repair for Headwaters II

Mike said you are doing minor road repair for Headwaters II.

Mike Haffner said they are doing some minor repair. He said Keywit is suppose to be drawing up a contract, so he can get it to Meeks for his approval. He said he will check on that today.

Mike said how are you handling the repair that you are spending now.

Mike Haffner said right now he is keeping track of his time and materials and it is very minor at this point but with the delay of the components that could become a problem certainly in the fall.

Mike said he had one note, there seems to be a pretty good size hole at the corner of 200 W and 300 N, the NW corner of that intersection, he said on that corner it looks almost like a fishing pond there. He said the other one was he received a call about the Camp Yale lane which as he understands we own that lane.

Mike Haffner said he does not believe that we do.

Meeks asked why he doesn't believe the county owns it.

Mike Haffner said because of the resident, the farm house there plus its never had a number sign and it is not on our GSI.

Meeks said it would have to be on 911.

Mike Haffner said that 911 is completely different.

Meeks said is that a shared lane.

Mike Haffner said it is not a public thoroughfare with a right of way, so therefore we have never plowed it and we have never maintained it.

Meeks asked Ed to pull that up on the map.

Mike Haffner said there has been a situation when we have done some minor repairs with Commissioners consent. He said he is not allowed off of his right of way.

Mike said what he is hearing is that, he supposed that the County put that lane in when Camp Yale was established way back when, and it was the counties property and unless we sold that lane with Camp Yale then it would still be our county property.

Tom said it is not a highway.

Mike said no, it is not a public thoroughfare.

Mike Haffner said it might be owned by the county but it is not a legal right of way.

Mike said his point is that if it is owned by us then should we or could we maintain it.

Mike Haffner said if you declare it a road.

Ed said the map shows that 200 S runs up to the guys driveway, he said the rest of it appears to be private, there are no easements, no right of way. He said the road goes right to the end of Vernon Huffman driveway.

Tom said where is the gate at.

Ed showed him on the map where the gate is.

Gary Girton- PPE

Gary said he was reading through some things he received from Chris Shaneyfelt, it showed the county EMS, the PPE showed it yellow and everybody else is green and it showed it as unable to restock. He asked why they were unable to restock and everybody else able to.

Mike asked if that was on a situation report.

Gary said he thinks so, but he has read so many things he is not sure. He said he was just curious as to why they would be unable to restock and everybody else can.

Jake Donham- Courthouse HVAC

Gary said he had intended to get in touch with Jake after his meeting and he had not gotten it done.

Jake said a quick update. He said project wise it is pretty much done, the only issue they are having now when the boiler was installed they were under a hotter fire due to demand because of colder weather and as the temperature started coming up this spring they started having issues with wind knocking out the exhaust side of the boilers. He said they have tried everything other than the most expensive fix of course and id didn't work, they tried changing caps, direction even talked about raising the pipes above the roof top but they hate to go to that expense and put \$5,000 to \$8,000.00 in extra pipe and it still not work. He said they had a meeting last week, Tom was there, the manufacturer of the boilers was there, Andy Taylor, Argo and the sure fix they are saying is to put fans on the exhaust side, there is no room on the inside so they are going to put them on the outside on top of the flu pipe but they can run all of the controls to the inside

hook them to the boilers of course like everything extra controls, drives and so they keep a positive pressure on the exhaust so it is not blowing out. He said his concern was, why this was not addressed in the original project and they said it was an unforeseen. He said he supposed they could do a study on a facility like this for a long period of time when the wind is blowing and try to decide whether to put this in the original project and we wouldn't have to worry about it. He said the project is going to be short on this expenditure which is an extra. He thinks there is only \$4,000 to \$5,000.00 left in contingency money for this project, to make the boilers work the way they are supposed to at 100% they said it would cost \$31,099.00. He said this quote has been sent to Argo right now and they are reviewing it. He said he did talk to Andy Taylor this morning and he felt pretty confident not to exceed this number, Argo is reviewing it to make sure this is the direction we need to go. He said the reason he is bringing this to the Commissioners today is because he would like to take it to Council on Wednesday and at least get approval for this funding if Argo comes back and says this is what we have to do because we are looking at 3 to 4 weeks return time on material and he would have to wait another month to get council approval to try and get funding.

Gary said this is not going to hurt us until fall when we need heat.

Jake said yes, he said the only thing holding him up on the project with this is that there is a lot of other equipment in here that relies on that boiler and he doesn't know if it works until we get that boiler working 100% so we can run the punch list and check all the devices and make sure it's working. He said the equipment alone, just for the fans there is a quote from Hydronic and Steam which supplied the boilers and everything is \$15,128.00 and then the other half of that is for the piping and manpower and electricians to get everything wired and hooked up.

Gary said they have to put a fan on each boiler.

Jake said on top of each flu, to keep a constant pressure and to self-regulate with wind conditions and so forth. He said this spring it was a constant battle, every morning when he came in he would have to reset them and they may run 10 minutes or they may run 2 hours until the next gust of wind knocks them out. He said with the flu pipes between the new and the old building that wind comes through there and keeps a pressure on the exhaust side.

Mike said you would like us to approve the purchase and installation of these fans which are going to cost around \$31,000.00. He said if we do that we need to figure out how we are going to pay for it.

Gary said the Boiler engineers say it's not their problem.

Jake said its mother nature is the best he can tell them. He said he's went around and around with these guys and Salyer Taylor is as frustrated as he is because they want to be done with this project too. He said they have done everything that they have been asked to do and they still do not fire. He said this is an engineering and boiler manufacturers issue to resolve and we are still waiting on their answer and he thinks they are just gun shy of giving it to us because they knew it was going to be an extra.

Gary said it looks to him like we need to do a little negotiating with the manufacturer, he said it is obvious that if you set something back in there and you got the flu's that there and you don't extend them up into the atmosphere, you are going to have problems. He said he has had those type of problems with heating systems before.

Jake said he can get him their contact information, because it is not going to do any good for him to talk to them. He said he has already tried.

Mike said the question would be if they had the for sight to see the problem, how would they have solved it and if they were to have said we are going to put in fans that cost \$31,000.00 to solve this problem.

Tom said or would they have moved the exhaust pipes somewhere else, could they put them anywhere else.

Jake said he has had these same conversations with all the gentlemen in this project and he doesn't know other than this right here is the answer they are telling him. He said we can run the pipes to the top of the building and it might work, it was supposed to work the way we have them now.

Tom asked where the old boiler pipes.

Jake said they ripped them out when he started. He said your old boilers were 80% so they ran a hotter fire all the time, these are 90% variable speed, so when they come down at a lower temperature that is where you get your most efficiency, so they are only running maybe 5% and they are running at such a low fire that it doesn't take much to put them back out. He said this is the problem according to what they are saying.

Mike made a motion to approve the payment and take it out of cum cap. Gary seconded. All aye votes. Motion carried.

Citizen Comments


None

Adjournment

Tom made a motion to adjourn. Gary seconded. All aye votes. Motion carried.

Reviewed and signed this 6 day of July, 2020.

RANDOLPH COUNTY COMMISSIONERS



Tom Chalfant

Greg Curtis

ATTEST: Laura J Martin
Laura J Martin, Auditor of Randolph County