

Randolph County Commissioners

May 2, 2022

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

Mike said okay we are going to skip the public hearing for right now since the participants are not here, and we are going to go to Chad Spence and would be our resolution regarding the loan to Union City.

Chad Spence – Loan terms

Chad said hopefully you have the initial loan and pay back proposal in front of you or attached to your packets.

Mike said yes I do.

Chad said Basically the idea behind that was to provide assurances to all of us as residents of Randolph County, that either way, this turns out to be a way, there is a hedge of protection, if you will. In other words, the loan payback is in full, if not on single house is built. Or if every house is built, there's a forgiveness attached based on each one that is actually not just built, but sold. That's critical for the county, for us as citizens of the county, that's actually sold. So that way, it goes into the county's coffers eventually. So again, what I want to do is just try to structure as best as possible because you also see there in the letters and you guys know this as well as anybody, it's a multi-pronged approach in how we function. It's not just building a house and everything you sold, it's everything else we do that goes along with it. Because the people we're trying to attracted into our county, it's not just for the homes alone. It's our schools, it's the things we had to do, some things we get to go eat, the places we get to go eat, the places we get to go shop, the church you go to. Being a part of Randolph County is not just the home itself. It's everything that's included. And so, if we are doing our job on the east side of the county, we are doing everything we can to make Union City a better place. That's not just in Union City, not just in homes, it's for everything that's in need. And so, the multitude of projects you should see there that's listed that we are trying to further develop and improve upon so that we make ourselves more appealing to people from the outside. When I say the outside, I mean states away. In fact, the last couple of families moved into town have been from Colorado. And they bought the Conklin's house. And then before that was a family from California. So small town living does have its appeal for sure. But we need to do everything we can to continue

to approve upon. We can't fall short and just be happy with what we got. We should be thankful for what we have, but we should always be trying to improve. So that's again, that's why I structured this the way I did. And would gladly open it up to your thoughts, comments, questions.

Mike said Gary got any thoughts.

Gary said well I think they are certainly moving in the right direction with this project and the other projects, but this is particular which we are addressing today. And housing is certainly, certainly, something that we need here. We have been for years, and I notice, even at 45 or 50 houses, whatever your objective is for this project is a very small number.

Chad said yeah 62 and you are right. It is a small number.

Gary said and it's in the right direction. And you've got to move that way. But I think we are going there, we are getting there. The number of people are involved in making this happen, and more people are going to come on board as you move forward. And I just think it's a great idea that we are taking initiative in the effort to move our housing needs in this direction.

Mike said so I think you shared this with council and probably with us, these new houses are going to be in the TIF district.

Chad said correct.

Mike said so there won't be any taxes recouped on these houses.

Chad said correct.

Mike said for how many years.

Chad said is it twenty correct, fifteen.

Meeks said it's the life of the TIF. What's the life of the TIF, the life of the TIF is twenty years I think.

Chad said yeah I'm pretty sure it's twenty. And that is a huge point here, as a citizen of the county, wait a second, we are asking to take part in this but we're not getting any dollars back. But keeping the big picture in mind, what we tried to stress during our presentation was, think of the families that are coming in and the jobs that come in with them because the jobs can again, we used to, we grew up where bringing industry in, the people come. But that's changed tremendously. As you see in the presentation, we had three different individuals in Union City that did use to live in Union City that are remote workers. They work for companies that are in Dayton, or in Wisconsin, or you name it.

Mike said and I guess my point there is, the idea of the loan is that Union City would pay it back.

Chad said correct.

Mike said and two ways to pay that loan back would be with taxes or forgiving \$15,000 for every house built. I'm not necessarily opposed to that, I'm just, you are not paying it back. And that's what we are going to face today and tomorrow. And obviously, I would be in favor of that because I was one that would have wanted just to grant you the money in the first place. But I'm trying to figure out how we are going to get this through for you. And I'm not sure how that's done. The other question I had is, is there a reason we're delaying it until 2024. Do you have the money spent already for other projects?

Chad said no that's negotiable. In fact, I thought on that, I deliberated on that quite a bit when I put that down there because again, I'm trying to create as much breathing room as possible for everything that we have in motion. But at the same time, if we're expected to have, our builder can do 20 homes in one year, in one year's time once he gets started. So, if he were to start this September, October in building, conceivably he could have four, maybe five homes built before snow starts falling and sold, because he's already been taking around perspective buyers. So, with that being the case, conceivably we can set May 1st or some other 1st of next year as the initial payback date.

Mike said of those 20 homes, you wouldn't have much to pay back.

Chad said correct. Well and also negotiable is the amount per home because we based that on what Winchester, their gift for \$250,000 which I think is for 16 homes, if my math is correct. If my math is correct on that, then that's \$15,000 a home roughly for infrastructure is what's that's based on.

Mike said Mark do you know how many homes are out there.

Mark said we hope to have 17.

Chad said 17 okay. Again, that's rough math, but that term is certainly, or that figure, if you will, is certainly negotiable. We just try to keep it even because I know that you work hard and create equality amongst the areas that you serve.

Mike said Tom do you have any thoughts.

Tom said when I make a loan, I like to get paid back. And I'd be willing to maybe say we'd put that \$15,000 per home towards a bridge on Harter Pike, which needs to be replaced, which I am sure you would like, the people who are going to buy these homes want that bridge, and so, and that's our obligation to fix it, which that's got to come from somewhere. And to me, I think this would be a good place for it. Although that muddies the water making more covenants and stuff, but as it stands, I'm not in favor of forgiving the loan for that amount. I understand revenue comes in, we're just now getting a handle on all the culverts in the county we've never even inventoried before. So, we have unknown liabilities that we, well I'm reluctant to give money away when I don't know how much I owe on my assets.

Chad said that's fair, if you don't mind me asking, what was the amount that you submitted for the Community Crossings grant in this past round.

Mike said I don't know.

Tom said zero this last time because we're applied for bridges.

Mike said we were applying for bridge with the Community Crossings.

Chad said and this next, this very next phase.

Tom said the next phase yeah.

Mike said now I don't know where the Harter Park bridge is on our list of replacement.

Tom said well Joe says said it needs it and he's not here. But it is, he noticed that it is going to need some help soon.

Chad said and this is on the Union City Pike.

Tom said yeah, the park there, I think that bridge there, bridge there is on, is that called Harter Pike.

Mike said it's called Union City Pike. It runs along the south side of the park.

Chad said okay yes.

Mike said isn't that.

Tom said yeah.

Mike said there was discussion about that needing to be handicapped accessible.

Chad said there's discussion about that needing to be handicapped accessible.

Mike said yeah when that bridge is replaced.

Tom said have a walkway and so forth with guard rails and everything.

Chad said if you don't mind, I have a question, what would be our, and this might be a good question for our attorney, what would be our realm of capability in allowance in applying for community crossings ourselves for that bridge.

Mike said we'd have to sell it to you, which we can do that this morning.

Chad said would you sell it to me for \$350,000.

Mike said I'd sell it to you for less than that. I guess, I'm not opposed to your terms. I don't know how Gary and Tom, I know how Tom, and I don't know where Gary is but this idea the loan generated from the council, and the council meets tomorrow or excuse me, Wednesday. Tomorrow is election day for those who have not voted. So, I don't know if we want to go ahead and act on it today or wait and see what council says. If our wait would have any direction with council to delay, or not delay and recoup some of this. One of the compromises, I would say is that our term said the loan starts May, 2023, I think it's January 2023. Isn't it Meeks?

Meeks said ours says January 31st, 2023.

Mike said January 31st. I wouldn't have a problem delaying that until May 1st of 2023. I wouldn't have a problem, as I said, in probably giving back \$15,000 for each home built, but I also in the spirit of compromise, would limit that to ten homes. So that would take me back to where I was originally and that would be for granting \$150,000 and loaning \$200,000 that would be paid back over four years starting in May of 2023. That would be a middle ground for me.

Chad said that allows for the county to have more stake in the game.

Mike said bring that to agreement. But again, that's, as you know, windfarm funds that we are using so council and commissioners have to agree.

Chad asked are you forming that in a form of a motion?

Mike said I could make that motion. That would be the terms would be a \$50,000 payment May 1st of 2023, and for each of the six years thereafter, so long as there's a balance on the note, and then \$15,000 per house for the first ten houses. And that would be forgiven so if there's ten houses sold in 2023, then you wouldn't owe a payment in 23, 24, 25, you wouldn't owe a payment until 26 is the way I would see that to work. And I'll make that in the form of a motion. Do I hear a second?

Gary said I hadn't thought of that particular approach. It makes sense.

Meeks said you wouldn't take it off a payment. If they owed 200,000, it just wouldn't be 30,000 a year, that loan would be forgiven.

Mike said well that wasn't my motion but

Meeks said I was just asking.

Mike said that's another way to look at it, is that if they sold ten houses, the loan is then \$200,000 so you reduced that over the period of the loan, which would reduce their payment to what?

Meeks said it depends when they built those houses, right.

Mike said yeah I guess it would. What would it reduce those payments?

Meeks said probably 30, 25 to 30 if they've already been.

Mike said yeah, I would modify that. That might be clearer. So, then you are still paying it back earlier. If you are selling all those houses, you are going to have more money in your pocket.

Chad said so again, I want to stress, there's something we need to work on. And this is all of us, to put more money in our pockets, it's still you versus them. I come from the Ohio side of town. I grew up with us versus them. I used to hear about Winchester, and I remember listening between Winchester and Union City and all this stuff. If we are going to be a county united, it's got to be more, it's got to be more putting money back in our pockets as a group. It really does, all of our pockets versus, this is what you are doing, and if you give us the money back, we've really got to work on our verbiage, and how we think and approach these situations. Because if we really are one body, then it's what can we all do collectively to help push ourselves forward as a county. Because believe you me, I have a lot of things that rank higher on my list right now than sitting here trying to push for a housing project, personally, selfishly speaking. I didn't want to run for mayor. I'll be honest with you. I didn't want this position.

Tom said we talked you into it.

Chad said exactly, but t the same time, I felt like for the limited time that we have on this earth and for amount of breath that God has put in our lungs, it is on us to do everything we can in our power to make the very best of the situation for our fellow brothers and sisters, to do everything you can together. And so that's why I just encourage us to not think about us and them. It's just us.

Gary said so how have you modified Mike.

Mike said well according, I have, payments start May 1st, 2023 at \$50,000, although Union City will get credit of \$15,000 for every house sold up to a maximum ten houses. And as those houses are sold, the principal balance of the note will be reduced. And if it's reduced prior to a payment period, then the payment will be accordingly reduced by the amount of the reduction. And it will all be our money. That's how I modified it.

Gary seconded.

Mike said I have a motion and a second to modify our terms to recommend to the council as previously stated, which I think Meeks will be able to put in a clear document for council to look at tomorrow.

Meeks said they will not meet tomorrow.

Mike said or Wednesday.

Meeks said I'm probably going to wait to see what they have to say.

Mike said alright, let's pass this motion or not pass this motion. All in favor of the motion, signify by saying aye.

Gary said aye.

Mike said aye.

Mike said all opposed same sign.

Tom said aye.

Mike said that motion carries two to one. There's still opportunity Chad for you to present your terms to council as they are and they may reflect differently than we reflect. Or they, their decision may be different than ours.

Meeks said once those houses are built, it doesn't matter if there sold because then you are going to get assessed at whatever that assess at whatever. So, the sold part, I'm not sure if that matters. I'm just saying the assessment is still going to happen.

Mike said you are saying there's more than the assessment. As Chad just said there's value in it being sold because it brings people to the community that creates work, spends dollars, adds to school children, the whole ball of wax that we are all into it, but we're all interested in.

Meeks said I'm going to put is issued a habituality permit and sold.

Mike said anything else Chad.

Chad said yes just thank you. Thank you for deliberations, thank you for your incite, appreciate what you had to do.

Ryan Prinkey – Public hearing on vacation of alley

Mike said Public hearing on vacation of an alley. I'll recess the commissioners' meeting at this time and call to order a public hearing on vacation of alley in Randolph, the community of Randolph, Indiana.

Ryan said this is a picture of this area and then here and here which is detailed. So, it's the alley that crisscrosses the middle of four lots, and then the street to the north that runs east and west, and the street to the east there that runs north and south. And the current owners actually own the farm ground on both sides.

Mike said so it looks like everything but Pearl Street and County Road 700 North around the property.

Ryan said correct, yes.

Mike said anyone here from the public, citizens, anybody have any questions or concerns about this request for the vacation of these alleys. Yes, if you want to come forward and state your name.

Conan Wallace said Conan Wallace of Ohio Valley Gas. I am not sure if we have gas lines in that alley or not. I know we have gas lines in Randolph. So that would just have to be a concern if there is utilities in that alley that they either be able to remain or get grandfathered, or that's my concern.

Mike said I understand that.

Ryan said and I don't know if there is or not.

Meeks said the ordinance allows for the remaining, any utilities.

Mike said Section II says the county of Randolph retains the right to maintain, operate, repair, replace by itself or by any licensee or franchise from the county any poles, bars, pipes, conduits, sewer mains, water mains and any other facility or equipment for the maintenance of operation of any utility now located in the street and alley vacated by this Ordinance.

Meeks said they all say that.

Conan said that sounds okay.

Mike said that okay, very good. Thank you Conan. Anyone else would like to share a comment or question regarding vacation of these allies and street? Ryan do you have anything else to add to this meeting?

Ryan said no I think this one is pretty straight forward and simple.

Mike said is there any comments or questions regarding this petition for the closing of an alley in Randolph, Indiana. I'd entertain a motion to adjourn the public hearing.

Tom moved motion. Gary seconded. All aye votes. Motion carried.

Mike said now I'll recall the commissioners' meeting to order. We've been presented with Ordinance 2022-12, and ordinance of Randolph, Indiana for the vacation of two streets and two alleys, streets and alleys located in the town of Randolph, Indiana, and providing for the preservation of utility rights and providing for the abandonment of a vacated portion to the adjoining landowner. I'd entertain a motion to pass this ordinance by number and title only after the first reading.

ORDINANCE NUMBER 2022-12

AN ORDINANCE OF RANDOLPH COUNTY, INDIANA,

FOR THE VACATION OF A TWO STREETS AND TWO ALLEYS,
SAID STREETS AND ALLEYS LOCATED IN THE TOWN OF
RANDOLPH, INDIANA AND PROVIDING FOR THE
RESERVATION OF UTILITY RIGHTS AND PROVIDING FOR
THE ABANDONMENT OF THE VACATED PORTION TO THE
ADJOINING LANDOWNER

BE IT ORDAINED BY THE COMMISSIONERS OF RANDOLPH COUNTY, INDIANA,

Section 1. The following two streets and two alleys located in the Town of Randolph, Indiana be and the same is hereby vacated as a public right-of-way:

STREET

A portion of Miller Street beginning at the northwest corner of Lot Numbered 2 in Miller's Addition to the Town of Randolph, Randolph County, Indiana, running thence north 60 feet; running thence east 330 feet; running thence south 60 feet; running thence west 330 feet to the place of beginning.

STREET

Deamond St. beginning at the northeast corner of Lot Numbered 1 in Miller's Addition to the Town of Randolph, Randolph County, Indiana, running thence east 60 feet; running thence south 360 feet; running thence west 60 feet; running thence north 360 feet to the point of beginning.

ALLEY

Alley beginning at the southwest corner of Lot Numbered 5 in the Miller's Addition to the Town of Randolph, Randolph County, Indiana, running thence east 270 feet; running thence south 20 feet; running thence west 270 feet; running thence north 20 feet to the place of beginning.

ALLEY

Alley beginning at the northeast corner of Lot Numbered 2 in the Miller's Addition to the Town of Randolph, Randolph County, Indiana, running thence east 20 feet; running thence south 360 feet; running thence west 20 feet; running thence north 360 feet to the place of beginning.

Section 2. The County of Randolph, Indiana, retains the right to maintain, operate, repair or replace, by itself or by any licensee or a holder of a franchise from the county, any poles, wires, pipes, conduits, sewer mains, water mains, or any other facility or equipment for the maintenance or operation of any utility now located in the street and alley vacated by this ordinance.

Section 3. It is hereby declared by the Commissioners of Randolph Indiana, that this proceeding and vacation is now final and conclusive upon all persons, that the above-described real estate as vacated be and the same is hereby vacated and abandoned as a public right-of-way.

Section 4. The following described portion of the vacated alley is vacated and abandoned to the adjoining property owners, David J. Edwards and Diana M. Edwards, equal tenants in common, to-wit:

STREET

A portion of Miller Street beginning at the northwest corner of Lot Numbered 2 in Miller's Addition to the Town of Randolph, Randolph County, Indiana, running thence north 60 feet; running thence east 330 feet; running thence south 60 feet; running thence west 330 feet to the place of beginning.

STREET

Deamond St. beginning at the northeast corner of Lot Numbered 1 in Miller's Addition to the Town of Randolph, Randolph County, Indiana, running thence east 60 feet; running thence south 360 feet; running thence west 60 feet; running thence north 360 feet to the point of beginning.

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ALLEY

Alley beginning at the northeast corner of Lot Numbered 2 in the Miller's Addition to the Town of Randolph, Randolph County, Indiana, running thence east 20 feet; running thence south 360 feet; running thence west 20 feet; running thence north 360 feet to the place of beginning.

Section 5. _____ is hereby ordered and directed to furnish a copy of this ordinance to the Recorder of Randolph County, Indiana, for recording and to furnish a copy of this ordinance to the Auditor of Randolph County, Indiana, all as required by I.C. 36-7-3-12.

Section 6. This ordinance shall be in force and effect from and after its adoption.

Tom made a motion to approve Ordinance 2022-12 after the first reading. Gary seconded. All aye votes. Motion carried.

Gary said I move we suspend the rules and have the 2nd and 3rd reading by title only, and approved today.

Tom seconded.

Mike said before we do that, do we need to pass the findings of facts Meeks.

Meeks said you will want to pass the findings of fact at this meeting.

Mike said so we should do that before we finalize the passage of the ordinance, I would suspect.

Meeks said I think you can do it either way.

Tom said as long as you plan to incorporate that in the motion.

Meeks said and pass the findings of facts.

Mike said well finding the facts, lets go ahead with the motion to suspend. All in favor of the motion to suspend the rules for the passage of this ordinance signify by saying aye.

All aye votes. Motion carried.

Mike said that was a unanimous passage, so we can suspend the rules and we can pass this ordinance, number 2022-12 by title only after the 2nd and 3rd reading this morning, and would entertain a motion to adopt Ordinance 2022-12.

Tom moves motion. Gary seconded. All aye votes. Motion carried.

Mike said Ordinance 2022-12 is hereby adopted.

Meeks said now pass the findings of facts.

Tom said I move we pass the finding of facts of this ordinance.

Mike said I have a motion to pass the finding of facts of ordinance 2022-12 to close the streets in Randolph, Indiana. Do I have a second?

Gary seconded. All aye votes. Motion carried.

Ceann Bales & Lisa Jennings - renewable energy investment plan, proposed tower at Purdue Davis Farm

Mike said next item is Ceann Bales and Lisa Jennings, renewable energy investment plan, and proposed tower at Purdue Davis Farm.

Ceann said Lisa and I are here on behalf of Randolph County United Board of Directors, which our representative board of the entire county. And we are here to present the board's concepts for the renewable energy funds. So, I do want to ask for you to excuse me while I read off of this script. I want to make sure that the presentation is concise, and I'm also going to be replicating this presentation at the County Council on Wednesday and I want to make sure that I share the exact same concepts and thoughts. The three why's, why are we here today. The three current renewable projects and the fourth are the brains our construction had and will bring considerable funds into our county. However, the development have also required many residents in parts of our county to make significant sacrifices due to the changed landscape and changed skyline they now view from their windows and front porches. A few weeks ago, I attended a bridal shower in a pole barn located on a farm amid the solar turbine farms. At my table was a person who opposed the projects. I quietly listened as she shared her opinion. I then shared about the funding opportunities that the projects have brought, and to date, what the funds have supported, and the potential use of the funds in the future. She looked at me and said I am happy to hear that. To know that something positive can come from, many did not and do not want in our community, does make me feel better. Our hope is that this plan will serve as a resource, a guide and a reference to assist the commissioners and council in the development of an investment plan for the renewable energy funds, which is a concept that we know all of you have discussed. We appreciate the vastly different ways the funds can be used. I know, as I have attended over the past two years, I witnessed numerous varied requests. We do not present this document as something to be fully approved or adopted, but simply as a starting point for discussion. We hope that certain aspects may resonate with you and serve as a jumping off point so to say as you work to make decisions on how to best invest and leverage the renewable funds to grow Randolph County. We hope we can help residents today, and the residents in the future, see that while there have certainly been negative impacts on residents, there can, we hope, be many more positive impacts. Now the how. The development of this plan was led by Andy Fahl. Andy reached out to Mike Wickersham and Gary Friend to get their blessings to develop a plan. Andy also requested the approval of the RCU Board to develop such a plan. Andy then worked with at committee of eight volunteers who met over a two-month period, with a total of 5 meetings, each at 1 ½ hours long. Prior to the first meeting, Andy asked each committee member to develop a

plan on their own to present at the meeting. We were all amazed that everyone proposed the same funding pots and were similar in their funding proportion percentages. The committee presented a draft of a plan to a full RCU board in March, and then tweaked the plan based on the boards feedback. The RCU board unanimously approved the final plan we are presenting to you today at their April 19th meeting. I say all of that to share the level of thought and care put into drafting of our proposed plan and concepts. Now the layout of the plan, the plan booklet which you will receive, includes four investment areas: Recommended Investment percentages for each area, potential actual goals, and the data points. We also included discussion points, which occurred at the committee meeting so you could see the diversity of thinking. The first and biggest pot of funds is what we call county discretionary, recommending a 50 percent investment level. A lot of discussion was held around the infrastructure needs of our county. Our county had 856 miles of roads and 217 bridges to maintain. Our county also desperately needs housing, as we have an aging housing stock with almost ½ of our homes being built before 1939. There are also a lot of other needs in our county, such as how to find adequate first responder services and providing competitive pay for county employees. While our committee felt this wasn't an area of our expertise, as you will see from the committee's discussion in the plan, there was much conversation regarding the importance of using renewable funds to help grow the overall wealth of the community. Such wealth can be produced by investing in water and sewer infrastructure to help housing, and does increase the county's revenue base, because people, population equals money. It was unanimous agreement to set aside a percentage of funds, as you can see, 20 percent to benefit all the towns and cities in the county. Lots of discussion was held on how to do this. Funds could simply be sent directly to the townships each year, or the funds be set aside. But the towns and cities would have to request their funds each year from the commissioners and council. It was also discussed if the funds should be designated for certain things such as blight reduction, sidewalks, etc. It was finally decided to do a percentage for each town, and the committee agreed on 3 points. Whatever the process, the hope that the funds will be intentionally used to improve the towns and cities and not used for operational expenses. The committee thought the collaborative process by encouraging matching funds could empower the towns to leverage other funding to support the needs of their community. Also note that the starting point for the distribution of the percentages that you see on the screen, was based on per capita, but were first adjusted to ensure a 5 percent minimum for each town. Then Losantville and Modoc's percentages were inflated to 7 percent about the 5 percent minimum due to the concentration of renewable development in those towns. The third investment concept involves a cultivating community effort. The Randolph County United Board and renewable plan committee feels the allocation for the cultivating community efforts, unlike the county discretionary and towns and city allocations, do fall within RCU's expertise due to our work with the community foundation through the cultivating community work and movement. Therefore, we would like to respectfully request that the commissioners and council give serious consideration to allocating 15 percent of the renewable energy funds to the newly created funders forum, as you work through determining how to best invest and utilize the funds. The community foundation created the funders forum to support the goals identified through the cultivating community efforts understanding that a plan is only as good as the funding behind it. Why so much, because as you can see on the slide over 1000 diverse individuals from across the county, identified the newest five focus areas. Note, that number does not include the students who were providing input at all five county schools. Those five focus areas are technology, housing, education, quality of life and business and retention. And the drug epidemic we put

under quality of life. These are the areas that Randolph County citizens want to be addresses and approved. All this work and focus is citizen driven and also data driven. In 2021, thanks to Lilly funding secured by the community foundation, the community foundation of Randolph County United coordinated four strategy meetings facilitated by the Indiana community institute at Ball State University with 150 different people attending at least one of the four three-hour sessions. They worked to identify first goals around each of the five focus areas. Input was also gathered at the 2021 county 4H fair. The 15 percent investment can help support and leverage additional plans for the following goals set by the various cultivating communities' action teams. Goals such as a homeowner improvement fund, which is we're looking at, would take \$300,000 per year. This is modeled after a southern Indiana project that would help low income people qualify to help improve the exteriors of their home. Then of course, education, cradle to grave. We know that you've already supported Vision Corner in great work they will be doing in our future. We have a very active new trail committee that has already mapped out a county-wide trail. We're connecting a trail from Ohio over to the Cardinal Greenway, from Union City up through Ridgeville, down through Winchester to Lynn, over into then Losantville. Those would equal 46 miles of trails, approximately \$26 million to accomplish. There's also an active kayak group trying to re-open a kayak route. That goal is to make that happen this year on the Missinewa River. We also understand that there's great potential for the White River as well. Murals. We wanted to do more murals in our community as a tourism attraction. We have great parks in our community, so how can we upgrade them and work on them. This is a park in Modoc. And then finally, the fairground expansion. With them being ready, we're looking at securing \$500,000 in match for that READI effort and so that's another good use of investment through the turbine renewable energy money. I want to know that the action teams are working on all these levels is 60 members strong, and they are growing. Finally, the committee and Randolph County United board felt that a portion of the funds could be investment in an endowment with the community foundation to insure future generations benefit from the funds. And Lisa is here to speak about this concept.

Lisa said yes the endowment is designed to be a permanent fund for growth and a long vision for the county. It would ensure future benefit for generations from the efforts of today. And it really is a forward-thinking model that will benefit children and grandchildren, to ensure that this is a type of community that they want to call home and stay here hopefully. As far as earnings, this gives earnings opportunity when you take endowment approach. Historical performance of foundation investment pool is typically 6 to 7 percent, if you average that out over a time period since 1998. Through that we are able to consistently generate granting funds at currently 4 percent, can go up to 5 percent. So that's a steady flow of earnings from the principle invested. We have a model where we've used this type of approach in Union City. We have a Union City community fund. That model was funded through the sale of their hospital many years ago, in 1998. We set up a community fund for them. And we have a group of advisers from Union City, who have stayed involved since 1998, and they make recommendations to give advice to the community foundation every year for grants to benefit Union City, and it's been very beneficial in that community. And this approach would be more of a county-wide approach with an advisory committee such as Union City has, but on a county level.

Ceann said so in summary, we want to emphasize that as this group met over these couple of months in the long meetings and deliberations, that there was never a definitive consensus. But

they did agree on three concepts: to focus efforts on slowing population loss, a desire to not use the funds to address that issues that will decline and that renewable funds can be a provided avenue to leverage other funding. I love this picture that Greg Summers took in Randolph County, this flower that's still blooming, despite the challenge of the spring snow. I feel it's a great image that shows that despite the challenges facing our community, if invested well, the renewable energy funds can help Randolph County grow and flourish. Henry Ford said whether you think you can or think you can't, you are right. I've heard it different times that it is impossible for our county, and even East Central Indiana, for that matter, to pivot and stop our population loss. According to Henry Ford, those that say that are right. But also, according to Henry Ford, if we think we can, we are also right. Using the renewable energy money as a catalyst to grow our county, can help us put that positive thought that we can into action. I want to thank you for your time and we're hear to answer questions. Many of the committee members are in the room as well. I did have in the booklet, which is much more detailed than is included in this slide. Notice their discussion points, highlights the percentages. If there any questions that you may have of Lisa and I or the committee members in the room.

Mike said from the endowment standpoint, how does the funders forum differ from having an endowment account with the community foundation.

Lisa said is the funders forum is a pass-through account. It would not be set aside for long term investment or growth.

Mike said so you could spend it all in one year.

Lisa said it was intended to turn around and be pass through with the foundation.

Mike said and is there ever any opportunity for an endowed account to be invaded by a public entity if it needed to be invaded.

Lisa said it could be invaded, but it would be an exception to our policy that we could consider. And in some circumstances, it is invaded.

Mike said it's somewhat difficult for me to put a lot of money into an account as a public official that I would prevent future public officials from being able to use if they needed to. So that would be, well it's obvious, and of course, I want to say, I didn't give Andy my blessing. Andy didn't need my blessing to present this whole plan. But I did talk with Andy and I met, I'm on the Randolph United board, and I think there's a lot of work going into it. And I think a lot of, a lot of that is here is what a lot of us think about in use of that money that may come in a different forum, cities and towns, we've supported those when asked. Now we don't have money set aside to support those but this represents a greater interest in other communities. I think this discussion plans were communities could look at potential projects and say well let's go ask for this money for this project. Whereas if they didn't know that was there, they wouldn't even think about the project. So, I think it's a well thought out product and I think it'll give us all some guidance, if not direct guidance, at lease something to think about when we are faced with how we are going to spend this money. That's the only questions I have. Tom do you have any questions.

Tom said we'll study it further.

Mike said Gary.

Gary said well I'm just pleased that they put this much effort into it. There's been a lot of talk over a number of years as to let's do this, let's do that, let's think about this, let's think about that. And now we're sitting down and doing it. We've got a lot of people involved. And they are touching a lot of people in the community and the county to put additional information into the thought process that was not brought for us in any meetings that I've been in prior to this. And I think that's what it takes is for all of us, Chad mentioned earlier in his comments about Union City. This is a county-wide project, not a Union City project, or not a Lynn project or a Modoc, or whatever. It's for all of us. We're all in this together and we all should be working together. And this report shows that we are doing that. I think that this is certainly an excellent starting point. You put some figures together, which all of those, whenever you put figures down, they are always negotiable because we don't have agreements. The three of us would not agree on all these things. And I'm sure your committee do not all agree on the exact figures that were put down. It was an agreement by a majority or democratic decision making. I think this is certainly something to sit and digest it, but not to take it put it off or stick it on a shelf, like many things are done.

Ceann said thank you. And that's what we were hoping. It's just a tool for you, and hopefully it's worth it. You can now go forth and use in whatever manner that you feel appropriate. But we do thank you for allowing us to go through this process. It's been a very good process for our committee, our board and it's been good for us as well. So, thank you.

Mike said I think it, without extending the meeting too much, I know we have a lot of committee members here, and they've put their name to this. I guess I would open it up to any committee member that would like to offer and share wisdom about this product, and how to use renewable funds. Anyone want to share this morning that's been on the committee. Anyone inclined to speak. You have my blessing. The ladies did a good job by the way, I will say.

Andy Fahl said I'll get started. I think I can speak for the committee that we realized an opportunity here that we have renewables in this county. It's here and what we can do with it and turn it into today's, something today and for the future. So, this is a shot in the dark for us. I'm proud of that book that you are holding. I'm proud of the people that put it together. A lot of smart people behind that. It's our first attempt. And if you notice, it'll say it's a 2022 edition, and like Gary spoke, all the numbers are amendable, negotiable. We can try something for a year, revisit it, and add a 23 edition, 24 edition, and so forth. I hope it's received in the way it was intended. It is a starting point. Hopefully, it's something we can move forward with. Thank you.

Mike said thank you. Anyone else. What is the status of the funders forum?

Ceann said we are in the process of raising funds as we speak, to get a small group of people together. We are hoping that we will have a representative from the commissioners and the

county council to get a small group of people, about 7 people around the table to set the parameters for the program. We have met with three entities that are considering it. I know that one is pretty much in, can't divulge that of course, in a public meeting. But we have met with three very, you know, two local and one local and more regional partners. And then to get those people around the table with the Winchester foundation, the Community Foundation, someone from our organization, again we are hoping a representative from the council and the commissioners, and then these three other entities to determine how this funders forum will work, how the grant application will work, and just set the guidelines for the program. And then go out and raise additional funds after that is done.

Mike said and the initial investment for the group.

Ceann said the initial investment that the others are being asked is \$30,000, which is 10,000 a year over three years.

Mike said okay. Proposed tower at the Davis Purdue farm. Thank you Lisa.

Ceann said I just wanted to update. I have more information. I did, Commissioner Girton reached out, I think I updated you that we had three locations for the Farmland North tower. Shared with you that we are concerned with the rent price, the technology committee looking at private funds. Did reach out, Commissioner Girton sent me two names to reach out to. I did contact Ryan Gilbert that works directly with Purdue on their land agreements. We had a wonderful conversation. He did really encourage us to look at the land that is on the PFR, the Purdue research, which is what we thought. Because, but he was under the impression that we were not interested in that, and that we went with the site that's totally Purdue owned, that really would take, go up all the way to the governor to be approved. And he said it would be much easier if we went to PRF. He said literally all he needs to get this process started is, they are receptive, they are willing to look at it, is that they would need a beneficial of proposal from the county drawn up by your attorney about what your lease terms would be, basic items. As soon as we could get that, I will get that to him, and we can start the process.

Mike said and the PRF is an appropriate location.

Ceann said correct. It was one of the three. And I have shared this with Tower King. I've shared this with Tower King and informed them of the basically the Commissioners and Council, some members. I note Dave Lenkensdofer, he's on our committee, and he also really encouraged us to go a public land route, versus a private. He's on the technology committee.

Mike said is that something you can do.

Meeks said I've never done it. I'd to have the terms. I don't know what the terms would be.

Ceann said well they're wanting us to decide the terms so they can consider them.

Meeks said zero dollars over 50 years.

Ceann said exactly, exactly. And I told him why we were looking at three, because that we were only charging rent for about \$200 and if we had to also rent land, that it would end up costing the county more than the county's invested in the tower. And they really don't want to be in a position to have to have the community to invest on it.

Mike said could Tower King give us a template of what a lease might look like. I think that would help us.

Ceann said okay.

Mike said because it's something Meeks has not done and I'm sure there are words in there regarding towers and, I guess technology committee would dictate what the terms, or advise what the terms would be, whether it's zero rent and for how long. And I assume we need egress and ingress, so in and out. Will that help Meeks?

Meeks said yeah if they have the terms, that would be great.

Ceann said okay. Just wanted to get that in front of you keep that, try to move as quickly as possible on that.

Gary said well I talked to Jeff Lawyer who is the superintendent of Davis Purdue facilities. In the conversation, he talked about a number of things that they are looking at there, that could need access to that tower as far as putting some equipment on it. They're coming up, they are doing something now that they are wanting to use certain type of equipment to communicate directly to Purdue from that facility, that they could use that tower, plus some other things. So, I think with that information, I think it would encourage them to give us a zero lease on it.

Mike said good. Sounds good. Okay.

Ceann said I'll make those contacts and get back to Meeks.

Mike said okay.

Roland Abraham & Ceann Bales – funding request for the expansion of the WCHS welding program

Mike said Roland Abraham, superintendent of schools, Randolph Central, funding a request for the expansion of the Winchester Community High School welding program.

Roland said morning Commissioners. First of all, I want to say thank you. I mean what we've done in our e-wing at Winchester Community High School could not have been done. It was done through county funds. Your last approval on that project paid for all of the welding equipment and the plasma cutting table, I think in all of those booths, except for four that we've already had that equipment for. So that was a huge investment. And you can see the numbers there, and on to say, you see the number breakdown in terms of student participation, I won't go over each one of them. But so far, to date, in the welding program, there's been 20 Union City high school kids participate over the last 4 years, 11 from Monroe Central, 4 from Randolph

Southern, 71 from Winchester Community High School and have 8 from Northeastern High School. So that's definitely a county-wide effort in terms of participation. Randolph Central only charges \$2,000 for each one of those kids. That's about half of what the Muncie Area Career Center charges for its programs. The reason we've done that is obviously, the county is invested in that. We wanted to incentivize schools sending kids to the program. And some has also been paid by the Randolph Central Driver TIF district. So, there were some other funds that have helped us in that effort. So, it's been very successful. In high school programs, often success comes down to instructors, I mean, who are attracting the kids. Roger King, we hired him from the beginning of the program, and he's done an outstanding job. And he's a kid magnet. Those guys love to come and work with him. I say guys, we've had multiple young ladies in the program as well. And then we just recently hired Ryan Farling, and that was a God send, because we were, in the middle of the year, we lost the 2nd instructor that we hired this year. And Karla looked at me and said you seem to hire people better than me for these types of things. And I just started to pray about it, and a couple days later I got, I just had this urge to call Hobart Institute of Welding Technology and talk to their career office. And the lady said well let me check and she called me back about an hour later and said one of our instructors wants to get into high school setting. And I would never have dreamed that that was even a possibility. And so, he's a great young man, kids love him, and he's already in our program working. He started in the middle of December and he's committed to our program. So, and you can see the request there, the request is for \$86,271.41. The project we are doing in the E Wing is bigger than that. And just so you know, the difference there is about \$233,000. I had requested those funds from the common school fund, the state common school fund. The IDOE finance department has already reviewed that request, and has made that recommendation to the State Board of Education. They will act on that recommendation according to their time line on the 4th of this month. So just two days from now. So, I'll know for a fact, whether I have the additional funds as well. Obviously, in terms of the breakdown and how I determined the request, if you'll look at the drawing, the new drawing, you should, do you have the packet, yeah you do. Look at the new drawing. The 86,000 I kind of broke it down, in terms of that new hall. We have to divert the hallway to make this work. So, I'm trying to expand the welding lab space and create two welding classrooms without adding on to the footprint of my structure. Okay and right now we have, if you look at the yellow space there, the new welding lab or the current welding lab with the expansion, there are 9 welding booths that are in the interior of the room. In other words, they are not on a wall. By actually taking over that hallway, we can move those 9 welding booths over to that opposite hallway, well what used to be a hallway, and then turn that corner with them. And that will open up the entire center of the room. So, although this isn't a great deal of square footage, it's kind of like maximizing our space. So, we are kind of excited about that. And we need the 2nd welding classroom to make sure that, cause obviously, some of those kids are welding one students, and some are welding two students. And sometimes our sometimes our instructors need a separate room to do that instruction. So, trying to think of anything else I want to tell you. Just so you know, I did look at the Randolph Central Driver TIF to see if there was a possibility of funding us through there. That money is committed through 2024, July 1 of 2024. And that we are receiving, from what I initially got here was receiving about with the change in tenants there, our owner, we're getting about \$20,000 less than five years ago. So that's just kind of the reality of that situation. Any questions for me Commissioners?

Mike said looks like you have 43 students enrolled this year.

Roland said yes that sounds about right.

Mike said so is that pretty close to max or is that.

Roland said no actually it is not. Again, obviously, we brought on the 2nd instructor this year, and that kind of fell apart. Halfway through the year we got Ryan in. I think we can at least increase that probably by, I would think another 10 students.

Mike said now or with the addition?

Roland said with the addition.

Mike said okay that's what I was getting at.

Roland said right now is a space issue. But I think we could probably push that, and every year we've had to turn students away. So those kids are out there. It's just a matter of providing spots for them and having the instructors to meet the needs.

Mike said you are thinking this addition will raise it to 53.

Roland said yes.

Mike said well that's 25 percent increase, lost that money. Any questions of Roland.

Gary said how do you address each of the other county schools to try to promote your program.

Roland said well they are in the process. Winchester Community High School reaches out to their guidance departments every year. I think there's been some years, and this hasn't happened every year, but they actually go and do a presentation there, and those schools have come to us. We have kids that go to Union City, not a lot of them, they have a couple kids that go over there for their program. Some of that is happening, we really need a career coach. Several school corporations are working on that because we've got to be able to sell these things to kids. And there needs to be somebody that owns that job. So, there's a lot, I know the state's put out a grant, obviously talking to Ceann, there's more collaboration going on than there's ever been. So, we are excited about that and getting, not only for our program, in the E wing, but also for so our kids will have access to other programs across the county.

Tom said do you have data on graduates on what they are doing now, how they are faring.

Roland said at this point, we have not collected that. We've got several students out at APEX Ag working now. Several of them have gone to Hobart Institute of Welding Technology.

Tom said is that for further training, or is that for jobs.

Roland said Hobart is a nine-month program. When you leave Hobart after nine months, you've got I think it's at least 15 certifications. And so, that's a good question. I don't have that data. We've not collected that at this point. That's something we should do, because I think the success of it would really shock us.

Tom said yeah it would be good to know.

Mike said that's something you could probably gather locally.

Ceann said yeah we could look at that. I'll make a note of that actually. I do want to share that Mr. Abraham met with our Incentive committee and made this proposal. They unanimously supported it and we also presented it to the Randolph County United Board of Directors. They were also in 100% support of what it could do for our counties and our youth and our local businesses. So, I did want to say it's going through that process.

Roland said just so the Commissioners are aware, our precision machine program is also open to other, all the other schools. At this point, we've only had one participant in that program. But that's, there's an evolution of that program as we move forward with Falcon Industries. There's a lot going on there. By the way, Mr. Fast at this point, has made an investment in that program of about, I'm not but about exactly \$150,000. That's in addition to the scholarship that he established.

Gary said well I think this is a good program because welding today particularly, I've been involved in that type of industry for a number of years. And in fact, I've got a young man that works for me part-time because of physical problems, cannot weld professionally, but when he was able. He graduated, got started went over and graduated from Hobart's highest training program. He worked as a professional pipe welder. He's an excellent welder, but because of physical problems, he can't weld eight hours a day. It's a great thing, a great program and a great need. You know we have a lot of robotics welding being done in industry, but there's a lot of jobs that can't be welded robotically. In fact, I had a fellow who lived in one of my rental properties doing something I never even heard of. He blind welds. He welds where you can't see. He welds by feel and by way the arc is. And it's so precision, that it has to be x-rayed and make sure it's right. And I asked him how many times this x-ray failed. He said several times, but because of that type of welding, and it's on the commercial locomotives. But anyway, it's something that needs to be.

Roland said yeah just since you brought up welding, obviously TOA uses a lot of robotic welding. And they donated a robot to us. And we've not been able to use that, well it set there for a year and not been used a lot. But now one of our students is in an internship at TOA. He's learned how to master it out there and so now he is really teaching our program. So, we have one of the robots in our precision machining lab, and we're starting to begin to use it. Now we don't use it to weld. They actually pick up little blocks and place them strategically, just so they can learn to maneuver the robot. So, we're addressing that issue.

Mike said you may have said this, but are you hoping to have this in place for 23, or 22, 23 school year.

Roland said I would like to, but I think that's going to be pretty rough.

Mike said even second semester.

Roland said yeah hopefully by second semester. And what we will do in that case so that we can proceed with students in the building, if that becomes necessary, we would create this agricultural room. Our agricultural program is just going through the roof. I don't know if you seen the new green house or not, but it's just going crazy. So, we would create this welding, this agriculture room first, and then we would move to the south in the expansion of the rest of it. So that's, we've already thought that through and working with architects know what that would look like.

Mike said okay. Any other questions.

Gary said well I think it's a good idea. The only issue I have with the whole program and the ones in the other schools is the selling of it. I think this is something maybe each school can, but maybe that's something that Randolph County United could pick up and help to oversee and see that that's done, because all these programs that we've helped fund, Monroe Central, here, Union City and etc., all are great programs. But if we don't expose the kids to them, then we're not doing our best. We're not doing what we should be for the students in the county. And financially, we're doing with the programs, but we've got to provide the marketing so that they are exposed. And if they are interested in that, then let them get on the list. They may not get in right of way, but let them get on the list. Let them be aware of what's going on. I think that's important as we move forward with these programs.

Roland said I whole heartily agree Mr. Girton. And I would say that this program has probably bridged that gap more than any other program that's been done.

Mike said I was just going to say that same thing. And I agree with you Gary, but this program, there's 15 outside of.

Gary said I wouldn't disagree with that but I think there's probably a lot more that would be interested in that and would probably at least put their name on the list trying to get involved. And if you are going to increase the number of slots that you've got open, then it's even more important, in my opinion, that we have the whole county expose as many kids as we can.

Mike said well if you agree with.

Gary said I move we approve this program. I don't know where we are going to finance it from but I guess we can.

Mike said in the past we've used EDIT for school projects.

Gary said right. I know we, all money in the past come from EDIT. We're not blessed with EDIT, but we do have some funds in there.

Mike said so is that part of your motion.

Gary said yes.

Mike said I have a motion to support this welding expense in to the tune of \$86,271.41 to be paid from our EDIT funds. Do I have a second?

Tom said second. All aye votes. Motion carried.

Mike said so the process will be we will have to amend the EDIT plan at our next meeting, schedule an EDIT meeting after that. And once the EDIT meeting is scheduled, and our EDIT Plan is amended by the EDIT board, then we will be able forward you the money.

Meeks said did you email a copy of that proposal.

Laura said I have it.

Mike said anything else.

Roland said that's it. Thank you. Appreciate your time.

Mike said yes.

Beth Moland said hi. Beth Moland. Can I just add in favor of this program, as a substitute teacher, I did happen to sub for a welding teacher last Friday? And mostly, I go the middle school for and there were students in that classroom, obviously, I couldn't help them with welding, but Mr. Farling, who was on his prep period, offered to let the kids go in and do some. There students that were behavioral problems, that cause a lot of behavioral problems in middle school, that we're fully engaged, and explained to me their projects and what they were doing. So, for kids that aren't academically inclined, this is more aesthetic for them, you know, of hands on kids. This is a really positive thing.

Mike said valuable program. Yes, thank you Beth.

Greg Sickels, Airport Board –Request for funding

Mike said okay next item is Greg Sickels, Airport Board request for funding. Well I don't see the airport board president. He's evidently delegated this responsibility to other members.

Conan Wallace said yeah, Jim Michael and myself are here representing the airport board. Greg Sickels couldn't be here today, but Jason Clearwater is here. Jason is the airport board engineer and he's going to present out information on our loan request and some funding. I think that's probably the appropriate way to put it.

Jason said yep good morning. It's been a couple of years since I've been in front of you. The airport has not been doing projects. They've been rolling their entitlement funds, which is

\$150,000 a year that they are eligible for from the FAA. So last year, they did apply for and received a FAA grant that was 100 percent funded due to the pandemic. Congress changed the breakdown. Typically, that's 90% FAA, 5% state, 5% local. The last year the design was 100% funded, for the next project, which is the development of Tee hangars. Currently, the Tee hangar that are at the airport are very aging. There has been a couple built early 2010, 2011, but the majority are really original hangars, wooden structures. We did build an eighty by eighty hangar four years ago. It's been occupied since day one from a charter operator buying fuel and paying rent. So, there is a demand for hangars. The first, call it phase of this development, is the pavement, the grating, the drainage, a little bit of electrical work. That's what you see there in front of you. The dark gray would be the new asphalt pavement, and that line that's labeled as a UD, that would be the location of the 6-unit Tee hangar, following this project. So, we opened bids in March, unfortunately in today's climate, the bids were a little more than what we had hoped for dollar-wise, then what we had programmed. Since then, we have worked with that low bid contractor Milestone to value engineer and try to save some money. We worked with INDOT Aviation as well, to allow INDOT asphalt mix to be used in lieu of the more stringent FAA. That lowered the cost \$110,175. So, the new cost, and I apologize for just rambling off a lot of numbers. The new cost all in to build this, \$720,543. And again, with that 95 and 5, the 5 percent match would be \$36,027.15. So that's the clear part. That is the local share required to build this project. Where it starts to get a little gray.

Mike said let me just check, is that the dark gray or the dark gray in the UDs.

Jason said so it's everything, the storm sewer work you see there, it's not super clear, but there's some storm pipe that has to go under the pavement, it is the pavement itself, some air fill lighting has to be reconfigured. Everything on that sheet, when we are done, we'll be ready to build a hangar and drop it right in the middle. So, all the site work will be done with this project. Again, so that's kind of the breakdown of where we are at, going back to where we started. So, the airport has with the FAA, \$80,000 left from the 2019 entitlement funds, plus the 150 for 2020, 21 and 22. When you add the matches to that, the actual available today from the FAA with the two matches is \$580,734.00. So that means we've got a shortfall right now of \$139,808. Now something else that I don't know if it's been brought to you attention, is the recent infrastructure bill. In that bill, your airport is also able to receive \$110,000 per year for the five years of the bill. That also requires a state and local match, but that is the Federal amount, \$110,000. As of now, we still don't have guidance on when that can be applied for. The FAA says their intent is to push out the first year yet, this year, but here we are, already halfway through the federal fiscal year. And we don't have an application procedure yet. So, we feel that that is available, and we have gotten confirmation that the bill bonds can be combined with the traditional funding. So, if you add in the 110,000, plus what's available in entitlements, now we are down to a shortfall of about 17,500.00, which could be reimbursed with next year's bill funds. And those should be available after October 1st. So really what we are presenting is we have the 5% that we know, the 36,000. We also have this cash flow issue that we know 95% will come back to the county. But in order forward and award the project, we're looking for a way to potentially cash flow this with a payback, it should be within, definitely less than 12 months from these different grant programs. So, we open bids in mid-March, first week of March. By Indiana Code, we only have a 60-day bid hole. In a perfect world, we would award it

before the bid hole, because as we know, cost keep going up every month. We don't know how long Milestone will hold their bid beyond the 60 days by law.

Mike said were past that now are we not.

Jason said so it was mid-March.

Mike said oh it wasn't first of March.

Jason said well I'd have to go back. We're getting close.

Mike said I thought you said first.

Jason said and I had some preliminary talks with Milestone and for now they're okay. But it's been awhile since the airport's received a construction grant. But typically, the timing, we've already applied for the grant. Unfortunately, the FAA system is somewhat broken as far as the turn-around time, because it'll probably August or September before that grant comes, which is definitely beyond the 60-day bid hole. In the past years, it was never an issue. I've never had a contractor not hold their bid, but this year, I expect to be different than in the past. But we shall see, so I don't have a time.

Tom said this is basically aggregate and paving. There's no building materials.

Jason said correct. Earth work, stone, paving, all the storm sewer and a little bit of electrical work. So, it's site work and then we'll be ready to build a hangar there after. I think historically, it's been a few years, you guys have funded the local match through EDIT, but it's been, well it's been four years now or five since we've had to do that. Things have changed to where it would make sense to look to a different funding pot for the 5%. Then there's the cash flow. There's the ins and the outs, even if we awarded the project today to Milestone, there's not going to be any cost incurred for probably at least 60 days by the time we get everything going. And in the first month of construction, then we pay monthly to the contractor. We're still a ways out from needing funding. But the FAA is asking the airport, hey we know we don't have enough grant funds, do you have a way to move this project before they issue the grant funds. They don't want to issue it and then not be able to move forward. So, the request from the airport would be to help obviously, with the 5% match, which \$1 spent locally, 19 back to the community, and then to I guess investigate is there a way to cash flow this to where we could get started, and then reimburse at 95% within the next expected 12 months.

Tom said do you have a projection on what kind of income these hangars will bring in.

Jason said I figured that question was going to be asked. Right now, the rate in this area in this part of the state, I would say \$150, \$180 a month per unit. We're looking at a 6-unit Tee hangar. If you really get into the math, especially with the cost of steel, it takes a long time to get your money back. You are really just providing a service. You are getting those aircraft at the airport, to buy fuel and other things as well. But just from a cash flow standpoint, it is a long payback. The good thing is this portion here, you only have 5% of the construction costs,

We're still working through how to build the hangar. It will likely also be an FAA grant, either the traditional or infrastructure bill or a combination thereof. So, the goal would be to have 5% on the hangar, which if you are only paying 5% of the overall development, it will cashflow itself obviously, much quicker than paying just a 100%. I haven't worked out a schedule on how, on what that payback would be but.

Tom said if we, I mean, if we approved this, what are we obligating ourselves to for the cost of a hangar, two to three years, a year down the road or I mean, is that. So, no sense in approving this unless we are going to go all the way.

Jason said yeah so we've got you know, the \$150,000 a year, the traditional funding, plus the 110. So, there's 260 a year for the next, starting this year, plus the next four. So, there's going to be over a million dollars over the next four years available in the grant funding. What we showed on the capital improvement plan was construction in 2024, that would allow to roll the 23 funds from both pots, plus the 24 from both pots. So, we were looking at construction in 2024 if that funding amount was enough to do the construction.

Mike said so our match would be around 5% of \$560,000.00, \$520,000.00 is that what you are saying.

Jason said yes.

Mike said 110 or 150, 260, 520.

Jason said that would be 2024, probably carry into 2025.

Mike said \$26,000.00 which would be a less than. So today you are asking that we match the 5% of \$36,027.00.

Jason said correct.

Mike said and then we need to come up with a way to loan what is expected from the infrastructure bill.

Jason said yeah. There's a couple ways we could do this. One would be we don't move forward until the \$580,000 is issued from the FAA. That would put us at a shortfall of \$134,000. Because I have a feeling that that entitlement, that \$580,000 will be coming before the one-tenth of the infrastructure bill.

Mike said so that would be your 2022 \$150,000. Is that what you are, is that what the \$580 adds up to.

Jason said that's the 2019. We had \$80,000 left in 19, plus 20, 21 and 22, \$150,000.00's. And when you add the 5% matches, you are at \$58734. So that's a shortfall, not counting any infrastructure bill funds of approximately \$140,000. And we know that \$122,000 from the infrastructure bill will be available at some point. Hopefully, before the end of the calendar year.

I guess what the airport board has to decide is when do they want to aware the project. If we had some money to use the cash flow, we could award it today, we could get it built this summer. If they need to wait until the \$580,000 entitlement grants come in, they could be late year, August, September. If we have to wait for that and the infrastructure bill funds, that's an unknown, should be before the end of the calendar year. And then that would tighten up the shortfall significantly to about \$17,000. It's really just the cash flow. We know eventually it will be 95% funded. Unfortunately, we don't have all of that available today to award the project.

Mike said and the risk in that is an increase in cost.

Jason said yeah that is the risk. I guess it finally hit home that 2019, the available \$80,000, if that is not used this year, that will roll off. The airport is only allowed to roll through year four. That would go away. We discussed that at the last board meeting was that there's always the do nothing alternate, which is don't award the project, and look to rebid it next year.

Mike said and lose \$80,000.

Jason said yeah you would lose the \$80,000. Yes, you would get your \$23,150, but you still effectively lost the \$80,000.00. And ideally, we were awarded this year and not lose any funding, we just need to work through the cash flow.

Mike said just so we're clear, you would need a commitment from us of the match of \$36,027 similar of what we've done in the past for all airport projects, which we've done out of EDIT, but we don't have to do out of EDIT. We could do that out of ARPA funds if we chose to do so. And then to keep this project rolling, you need a loan of let's just say 12 months, or 18 months, of \$120.

Jason said of \$139,808. We know that we'll get this year's infrastructure bill funds, and then we may have to pull from next year's for the final payback, which is supposed to be available after October 1st, the start of the new fiscal year.

Mike said are all the hangars full.

Jason said I don't know that.

Jim said yes they are, they just filled the last one last week actually.

Mike said okay,

Conan said I do know they had some problems with the wind blowing one of the doors off.

Mike said well some of them have some age on them.

Jason said yeah, probably over 60 years, maybe closer to 70. So, I do know between 2010 and 2014, they completely rebuilt the airport minus the buildings. Then the last 7 years have been really focused on hangars, and potentially a terminal at some point. I know that's a lot of

numbers. I apologize for putting those out so quick. Is there any questions on the overall project or the cash flow kind of issue we have?

Mike said well for me, no, other than I want to be certain about timing. Does it all need to be done today or tomorrow.

Jason said so we talked about that also. Once we opened the bids and got the numbers, we considered reducing the scope of work. When we got into that, really we are doing the bare bones minimum to get the pavement in. We've got to have the story sewer to drain it. We've got to do the air fill electrical to keep the lighting working. You could look to scale back the pavement, but I think the reality is that it's not going to get any cheaper. If we, say we just pulled out the pavement itself and just did the grating, drainage, and just put down the crushed aggregate, we're still going to have another project to be publicly bid, more professional services. And then the way things are going, likely a higher cost next year or even into the next year because 150 would not do the paving by itself with all the other costs and soft costs with the contractor. So unfortunately, we cannot come up with a good way to try to phase this. Essentially, we are already phasing the overall development by doing the site work and then the building. There was not a good break line to phase the site work.

Gary said so if we help with this funding of \$139,000 and \$36,000 now, then in 25, you are going to need another 5% on the hangars.

Jason said correct. As long as the program stays the way it is at 95 and 5, which it has been for my career, so. The state went down. Now the state's back to 5. For a couple years there it dropped to 2.5. But of that number, it will all come back minus the 5 percent, the base of \$36,000. Depending on timing, there really could be a potential to never have more outlay than that if we can get the infrastructure bill grant in time to pay a contractor.

Mike said so you are saying if we granted the 36 today, the 5% match, and promised to loan you the money, the 139 if we, if you needed it, then that loan wouldn't really take place until later in the year.

Jason said yeah. Absolutely, because I think it's in everyone's best interest to not award the project officially until entitlement grant of \$580 comes in. Because there's always, until you have the grant offer in hand and executed, I can't say it's a 100% certain.

Mike said and you are expecting that when.

Jason said it has to happen before September 30. I'm hopeful for July or August. I asked the FAA program manager. He hasn't responded. They've had the grant application since mid-March. And just to be transparent, there's always potential we don't get the grant until the last week of September if that happens. And by the time we would award it, get the contracts in place, shop drawing submittals, there's a chance they might not start construction until the spring. And then that really alleviates the cash flow issue because we should have infrastructure bill. Unfortunately, there's a lot of uncertainty. I'm having the same conversation with multiple counties and cities.

Mike said the grey is all new pavement?

Jason said correct.

Mike said so do the T hangars go between the grey?

Jason said yes.

Mike said what about it says UD on the west side of the grey?

Jason said that's a swale. That's a permanent swale. And it's very flat so we'll put an under drain in the bottom of that swale to keep it drained. The one between the hangars, or where the hangar will be between what's labeled taxi lane C and D, that's temporary because its going to be such a flat area for that future building site, just so it stays relatively dry until we are able to build a hangar in a couple of years.

Mike said I guess I didn't know if the board just considered putting in taxi lane D. Is that not something you do in an airport. Do you always.

Jason said so the Tee Hangars will have, it'll have doors on both sides so they are interlocked backs to create a smaller building foot print. They're called nested. So, we'll have doors open both to the east and west on to taxi lane C and D to be able to get six units in there.

Tom said the paving material, is it a shorter life, why does FAA require a different grade.

Jason said yeah so the FAA has their own spec, which is a national specification that covers airports from as small as yours to international airports. That's how we bid the project was using that. Once the bid came in with a pretty high per ton cost, higher than I've ever seen, over \$200 a ton. According with INDOT Aviation, there is a carve out in the FAA spec that says if the aircrafts are less than 12,500 pounds, you can use the state highway spec. And actually, the pavement around the existing hangars that we did in 2014, is also state highway spec and it's held up just fine. The heaviest items that will be on this will probably be snow removal equipment, the tractor is heavier than the airplanes that'll use this. So, I have no concerns from a durability standpoint of using INDOT asphalt. I mean, it's everywhere. It is a significant cost saving for Milestone because there's a lot less risk in the testing. The FAA testing is very stringent, and if it fails the testing, they have to remove and replace it at their cost. So, the INDOT is more of a certification based from the state at the plant. But yeah that was a significant savings, over, slightly over a \$110,000 with the bid amount. Basically, Milestone bid it to pave it twice in case they didn't succeed the first time.

Gary said so you are saying the best start date scenario is September.

Jason said probably August, September if the grant came in July from the FAA. We could probably get started sometime in August. I don't see it coming before July. Historically, it has not. I don't think this year's any different. So, if we, let's say August start, probably wouldn't

have any cost incurred until September or October with the contractor. It usually lags a month behind. And if we need to, we could always request them not to start until next year. And hopefully, that would alleviate the need for anything above and beyond the 5% match.

Gary said but that most likely is going to increase the funding you are going to need, the total.

Jason said that's, there could be a pushback if we requested them to delay until spring that they would ask for additional cost. We don't know that, but that's the risk, is if you request them to hold, they may request an increase in cost.

Gary said in today's market, that's probably likely.

Jason said about 8% a month is what I'm hearing so, or 8% a year. So yeah, from the financial standpoint, the sooner we can award it, the better. That locks in the cost. But we need to make sure we have the FAA grant funds, plus the local match in place to be able to do that to reduce the risk.

Gary said I'll move that we grant and give them \$36,027.15. And then, I don't know about the loan. We can work that out maybe somewhere along in the summer to see what we are going to look at, because.

Mike said I agree, but I think they need a commitment that we will loan them.

Gary said well I don't disagree with that, but I mean as far determining exactly how we are going to do the loan.

Mike said then I guess on the 36,027.15, where do you want that to come from. Do you want that to ARPA funds or EDIT?

Gary said well probably today I think so because our EDIT funds are down some, and ARPA could be used for this because it's all infrastructure.

Mike said I think ARPA could be used, and then I think it would free us up if we wanted to, if we had to, we could loan the money from EDIT at a later time.

Gary said that's possible yes. We can't loan from ARPA but we could from EDIT.

Mike said and Windfarm we've loaned enough out of already. So is that part of your motion.

Gary said yes.

Mike said I have a motion to grant the airport, I should ask before. Jason has done a lot of talking. I presume the board is in full support of this project if you voted to approve it so.

Jason said yes.

Mike said okay.

Tom said I second the motion.

Mike said so \$36,027.15 coming from ARPA and we are committing to loaning the airport \$139,808.00 should they need it at some time in the fourth quarter of the year. Is that a fair statement or into 2023?

Jason said yeah.

And that would be from Edit Funds. And I have a second to that motion.

All aye votes. Motion carried.

Jason said I appreciate it. I will let the FAA know yet today, that there is a mechanism in place to move forward, and that they should proceed with writing the grant offer, and we'll keep you guys up to date as we go.

Mike said very good. Okay thank you.

Tom said you have given the surveyor the drainage plan, the surveyor, does he get involved in the building of that.

Jason said historically he has. I have not sent it to him yet due to the uncertainty of moving forward but I can make sure that happens. Yeah we are tying onto an existing system that we installed in 2010.

Jim Martin – Winchester Main Street request to light monument for Christmas

Mike said Jim Martin. Winchester Main Street request to light monument for Christmas. Morning Jim.

Jim said morning. My name is Jim Martin here on behalf of Main Street. Basically, it's going to take a lot of effort to research lighting the monument, somewhat like the Indianapolis, city of Indianapolis does for their monument. It's not something we just want to run out and get some Christmas lights from Walmart. We want to do it well. We want to honor the soldiers that the monument is there for. We want it to be a pinnacle of downtown Winchester, it bring more business, more incentive for the businesses there to stay open later in the evening. But it is your monument and so we just want to come to you preliminarily, to ask if this is something we can pursue.

Gary said it's the county's monument we just help oversee it.

Mike said so do you have any sort of plan at all or any thoughts where the lights would run to and from.

Jim said it would probably be coming from the base of the top of the soldier down to the base of the monument. More than likely, just in my head, it's probably going to be four different pieces of lights, strands of lights, because it will have multiple strands. But then we are going to look into an area utility company with their giant bucket truck that can actually attach it somewhat onto the top of the monument. We don't want to drill into it, don't want to affect the structure in any way, shape of form. Probably get some kind of hoop structure, something that can just sit on the top of the monument, securely, but not affect the monument itself. Then actually attach those four basis of lights up to that hoop structure, and go from there. And it might take some engineering that we get a professional engineer to come in to see how we can do it well. One of the main things I would like to do is just contact Indianapolis to see how they started to do it. And if it's Indianapolis, they do it well, if we can follow suit, having the second largest monument in the state. We have gotten ahold of Katy Lash is now part the main street organization, and she is very certain that there are grants out there as well, that could cover the costs of the lights. And we're hoping that maybe a utility company could donate their time and effort to put the lights on. But it probably would be an expense of the electricity to run the lights of course. Nowadays, lighting is LED so that would probably be pretty minimal.

Meeks said I've been here too long. This is like ten years ago they made that request also. Have you talked to Steve Coyle about that? They had a whole thing. They had you weren't going to touch the structure. They had this like whole wrap around the top of the thing.

Jim said yeah we definitely, definitely would do something like that.

Meeks said Steve would have that. You would have to talk to Steve. I don't remember. Been here too long.

Mike said I think that makes it a little difficult for me to say yes or no without seeing a plan on how it's going to be done.

Jim said if it's a possibility, we'd like to go deeper. And we also know that it could be all the way up until the last minute, you know, something, no we can't do that, we don't want to do that. But even if there is a possibility of yes proceed to investigate, we would like to do that.

Gary said I don't have a problem with you investigating it. I think anything like that, if you put together a package so we can see. Then you know, it's not costing the county anything. And then we could make a determination at that time, at least from my perspective.

Jim said thank you.

Beth said I know the merchants around town are all for it, because of Union City having their Christmas, what they've got now with the park, and I think they do it. They have some kind of a Christmas gathering during that time, and so this could go, you know, coincide with that.

Jim said and we was able to talk to the city, and the city is now leaving their Christmas lights on the trees longer throughout the springtime. So just the addition of lights downtown just really opens it up and makes it more hospitable to the visitors and the merchants.

Mike said this would be something you would plan on putting up and taking down every year?

Jim said correct, yes.

Mike said I don't have a problem with you looking into it. I'm a little on the fence let's say about doing it.

Jim said yes definitely.

Mike said because I do know it's come up in the past, and it hasn't been ten years but we had, I've had some people object to it, just as you indicated, to preserve the nature of the monument and it's commercializing it in some way.

Jim said and if you have ideas, of names of those people that object to it, we'd like to talk to them to see if there's any way that it could be done better in their eyes, just to get everybody on board. Because we don't want to, we don't want to do this out of anything except community approval.

Mike said sure I understand. Any thoughts Tom.

Tom said no I agree.

Mike said investigate it and let us know what you find out.

Jim said okay. Thank you very much.

Laura Martin -IN. Gov web site, New time clock/fobs

Laura said a couple of meetings ago, you guys approved us switching our web site to IN.Gov web site, and the cost was going to be \$1,200.00 for 75 pages to the web site. After looking into it, we actually have 4000 pages to our web site.

Mike said did you go to each one. Are they all valuable.

Laura said well they gave me a map. And I need to get with each department what's on there for their department. Like a lot of those minutes from me. And I said can I just put a link to Gateway because I am required to upload them to Gateway. So, if I could just put a link on my page to Gateway, that would delete all those pages of minutes.

Tom said so all of our minutes are on the web site.

Laura said yeah and I don't know how far back those go.

Mike said so Area Planning Commission has the zoning ordinances, each page of that zoning ordinance is a page of our web site.

Laura said I would yes but I haven't looked at that map that they sent me. It's basically, like a, just a spread sheet that tells what each page is and what department. And like I know for the sheriff's department, they put a recent arrest on there. Every, there's, I forget how they said it, but basically there were twenty-some pages of recent arrests, 12 per page, that comes out to 336 actual web pages.

Mike said there has to be a way other municipalities or counties.

Gary said they want to limit us to 500?

Laura said so their biggest package is the 500 pages. But that's \$250 a month. I think that comes out to \$3000 year where we were looking at \$1200 a year.

Mike said which \$3000 is about what we're paying.

Laura said we're paying \$2600 but we actually budget \$3000 in case we have additional expenses. So, we wouldn't really have to budget more than what we are already budgeting to do that. And then get with each department, see what we can eliminate. But once we get that we can add our own pages to that. And that doesn't add any cost to us. They are going to train us to actually maintain it.

Mike said and you wouldn't be charged for that pdf file?

Laura said correct. It's just them building it is where this charge is coming in. Because after that, we will be managing the additions. So basically, you approved me doing the package of \$100.00 a month, and I'm asking you to up that to \$250 a month.

Mike said and you are saying even based upon what investigation you've done; a 100 migrated pages is not enough for us.

Laura said right. I don't think so. And they didn't think so. I had a meeting with them, and they sent me, and I think I forwarded the meeting minutes from our meeting, just kind of a summary of what we talked about.

Mike said well it's what we're paying now and we've lost the support of our current provider. So somewhat want to move approval.

Gary said I'll move that we make this change and let Laura oversee it and pay the extra fee over what we had told her. It's still basically within our budget.

Mike said do I have a second.

Tom seconded. All aye votes. Motion carried.

Laura said and then the other item is the time clock. Paula has told me that the time clock on the first floor, which is probably the most highly used, because people come back or come in, like

right at eight and they'll clock in before they go to their floor or whatever. And then at lunchtime, you see people clocking in and out there. So, she said that time clock on the first floor is getting worn out. She was asking if we could replace it. She had a price of \$2,300.00 for the time clock and then she is out of fobs. And what the fobs are is if people have trouble with their finger print, she can assign them a fob. And they can use that in place of their finger print.

Mike said so the replacement time clock will still be a finger print access.

Laura said yes. The fob she hands out very limited.

Mike said okay. So are you looking to replace one today.

Laura said yes.

Mike said and it needs replaced.

Laura said she says so. I don't use it so I'm just taking her word for it. I know it's still working.

Tom said it's obsolete.

Laura said well yes, they are all obsolete because they are all the same.

Tom said you know, ten years old or less.

Laura said yeah I think they said in the email that they were, the ones we have are obsolete.

Tom said do you know how old they are?

Laura said Mike and I were discussing that. I thought they came in 13, but he thinks, what did you say, 14.

Mike said based upon what you said Tom, I think probably 14.

Tom said about 8, not 10, year 8, 9 years, and they don't make them. I mean what it's future.

Gary said that's pretty much technology's history though. A lot of the technology today.

Tom said well I mean is this, does that time clock have 10,000 hits in its, I mean what's the life expectancy.

Laura said I don't know. I feel like that's probably the most used one, just because it's right there when they walk in, they clock in. But as far as how much, I can't tell you the difference. Like I said, it is still working. But I know some people have to try several times before they get it to take their finger prints.

Mike said then they are late.

Laura said well they could be here, depends on what the line is.

Tom said if we change this one out, then how does that interface with the old ones.

Laura said well they didn't indicate that that was an issue.

Tom said they won't until you buy it and then it's an issue.

Laura said and we can ask that question, and then we can re-look at it next time. We don't have to have an answer today.

Tom said yeah and if we buy this one then we've got to buy all of them within so long because they can't keep it up in the software, and on it goes so.

Mike said do you want to table that until we find out that answer.

Tom said I don't care.

Gary said I think we should decide in a couple weeks.

Mike said okay. We'll deal with that in two weeks.

Mike Haffner – annual report

Mike said Mike Haffner, annual report.

Mike Haffner said we've got basically, last year's annual report complete.

Mike said did you send us a copy of this.

Mike Haffner said I'm assuming Jessica did I don't know.

Laura said I didn't get it.

Mike said I didn't either.

Mike Haffner said I'll get you copies of it.

Mike said anything you want to share with us about it.

Mike Haffner said pretty much cut and dry. We do have some carry over money. We're kind of looking into the statutes on what that money can be spent on.

Mike said does this need approved today.

Mike Haffner said no it does not. So, we could table this, we can table it until next meeting.

Mike said I've got to have it tabled so we can get a copy via email and we can review it.

Mike Haffner said I'll take that back and get copies.

Mike said is that fair.

Mike Haffner said and if you have any more questions?

Mike said if you would shoot us that email let us know how much surplus money you have, and what funds it's come out of.

Mike Haffner said okay. This is the contract with US Aggregate for waste materials.

Mike said when you emailed this, you scanned page one and three. The two was on the back of page one. Someday they are going to figure out how to scan front and back because I tried to create a document the other day. I had to copy it and then scan it so. So, you've not seen that have you.

Mike Haffner said okay. We can table that until.

Mike said I'm going to give Meeks this copy. Do you have another copy?

Mike Haffner said yeah, I can print that off. I'll re-scan that to include four pages instead of front and back.

Tom said we talked or thought about enlarging the old stone pile. Can we go north and east with fill and fill that level, make that larger. Is that a possibility? I can't remember where the creek is there. There's a creek on the east of 27 where they used to keep the stone pile. Can we enlarge that using concrete and the debris and fill to enlarge that area?

Mike Haffner said there is a county ditch running through there so you've got to watch how much coverage you put over that, just in case in the future, they need to dig that up. And I know they've expressed the material that is there, they have room to move that and then stone over the top of that. But they have not talked to me about enlarging that any more. Now we've talked about the facility where we're at, cutting a lane back through the woods and getting material. But I would want to get Joe and Ed Thornburg involved in that water stream, what potentially is the risk there.

Tom said put a culvert in and build over it or something.

Mike Haffner said yeah. But this is we've been having trouble for the last few years, especially in bad weather trying to find locations where you can take this material.

Tom said is Tony Goldstein, is his old gravel pit pretty well full now.

Mike Haffner said yeah.

Tom said yeah there's probably some others around. I can't think of any off hand.

Mike Haffner said yeah and we've reached out a lot.

Tom said there's one over there by Union City, there's three old gravel pits there on 600 just, 500, just on 500 East.

Mike Haffner said a lot of it comes into liability. I know the Union City Street Department lost theirs as well because of possible contamination, how do you control it. And so therefore, a lot of them want you to test this load and they've got to have verification where this stuff from.

Tom said who oversees that? Who gets to dump in an old, who could put material in an old landfill? Is that a permit with IDEM?

Mike Haffner said yes.

Mike said did you get your question answered.

Tom said yeah.

Mike said we've got three utility agreements. Were you aware of these.

Mike Haffner said I know of two, the one on 300 South and the one on 550 North.

Laura said one of them was just on our email.

Mike said got one at 400 South as well.

Mike Haffner said okay I did not get that. Some of these came in Friday. Now I've looked at them and all of them appear to be just simple straight bore under the roads.

Mike said the 300 South and the 550 North. You are recommending those?

Mike Haffner said I'm recommending them. If she's got a copy of the other one.

Mike said it looks like it's replacing a bad wire so.

Mike Haffner said yeah they're actually coming from a pedestal down the side ditch, and then go on over.

Tom said these are all three Frontier.

Mike said yes.

Mike Haffner said and they are coming from existing, so they are not adding anything.

Mike said okay. And you'd recommend all three.

Mike Haffner said yes all three.

Mike said I'd entertain a motion to do that.

Tom moved to approved. Gary seconded. All ayes. Motion carried.

Mike said anything else for us this morning Mike.

Mike Haffner said just an update on paving that it's hopefully will be complete this week. I think all the paving has been done, except for the 1200 West, and then they've got shoulder work to do yet. Then all that will be complete. There was some damage to 900 West that when we had mowing machines, we had some sections that broke up. I went ahead and authorized that, but I've asked EDP, I reached out with their team to maybe evaluate and see if they would help us out on that project.

Mike said okay. Any questions of Mike.

Gary said no I don't have any.

Mike said how's the new office administrator, working out, secretary?

Mike Haffner said yeah. We've moving on. She's very excited about being on board. We're all excited to have her. We're just going through a lot of past history trying to correct stuff. And we've got to work pretty hard getting things ready for budget because some of the lines, the wheels tax that was set up for our engineering, according to Indiana Statute, it can't be used for bridges. So, we're taking that back to council to see what they want to do and changing that account. There's some gray areas, and it might not be the appropriate line to use for bridges. So, we've got to move that to somewhere different.

Mike said okay. Very good. Thank you.

Gary said Joe was talking about collecting, he would be start collecting a fair amount of data, is someone recording that now, or is that just piling up.

Mike Haffner said we have, we have nine structures that he's already evaluated and we've measured, and they are already needing replaced before they even get inspected by SJCA. He's already evaluated them.

Tom said well he's about half done or a third done with looking at them.

Mike Haffner said I would say he's probably closer to 2/3rds done.

Tom said fifteen or so.

Mike Haffner said the areas he's in now is down in the southwest corner, and we've already had some preliminary inspections done on a lot of them pipes. I think there might be two or three more, but most of them pipes has been evaluated because of the solar and winds. I think a dozen might be on the radar possibility.

Tom said you have a ballpark figure of what that would look like.

Mike Haffner said I think you, on these were smaller ones, I think on average, you're looking at about 150 to 180 thousand per structure. So, if you have ten structures, you can do the math.

Tom said yeah okay.

Mike said okay thanks Mike.

Grace Minkis & Chris Beasley, EDPR – Riverstart Solar Park III

Mike said next item is Grace with EDPR and Chris.

Grace said we're here today just to get feedback on the agreement we proposed to you last month, in particular get feedback on the EDA payment schedule. That's the biggest change that we see in those three agreements. Then I just wanted to touch on conveying our time line and making sure that we're moving forward

Mike said have we gotten anything back from council or our finance people.

Meeks said I talked to them a couple of times.

Mike said we don't have a report back from Baker Tilley yet.

Meeks Well I have, I think the preliminary numbers, I have, I thought you had them.

Mike said well that came in a different form.

Tom said I mentioned talked to Chris about talking with Jason Semler. Can somebody explain that difference to us about the Grace's numbers and what Jason is saying.

Meeks said I'd really rather Greg, or Jason explain it. Basically, what wasn't involved in those numbers is the growth quotient. So, you have a maximum tax levy every year. That maximum tax levy increases no matter, now you might not collect it all, because of property tax caps and all those other things. That as we go along, and I forgot what he told, 4.2% or something like that. But it would increase every year and that wasn't reflected in the EDPR figures. Greg reflected them in the figures he had sent to me.

Tom said Greg?

Meeks said with Jason Semler. Greg explained he used to be in the shadows, now he's, I don't know. So those numbers have not been finalized yet as of, when did we meet, Friday, as of Friday, Friday afternoon, whenever that phone conversation was. That Greg was going to get those to us within the next day of two I thought. I think we need probably, and I told him we'd probably need an executive session with the council to see what the appetite is to do this. And I was going to bring that up today with you guys. When is a good time to have an executive session with the council? The biggest hurdle was what type of guarantees do you have twenty years from now. So that's what, I think I should have got that in the meeting that a lot of the Council members have been asking.

Tom said again my concern is, as you can see appetite to spend money, and I think we could use the money as soon as we could get it, and you talk about cost overruns and things that you are looking at to adjust. And this is one way for you to help adjust your budget.

Mike said well in ten years is, I mean, the commissioners point, how we guarantee it's there, maybe it's not a ten-year plan. Maybe it's a five-year plan. I guess there's room in between there we might consider. I don't, but as Tom says, we do find opportunity to spend this money. And we heard this morning that opportunity where we can invest it too. If losing control of it, it keeps it here local, and I wouldn't want to invest it where I lost control of it. So obviously, this would be a guarantee. The other would not. I guess and I think that's probably the valuable, the value in having an executive session with the, you're talking about an executive joint session.

Meeks said you would have an executive session and they would have an executive session.

Mike said okay so it would not be. So, we could set our own executive session.

Meeks said yeah. You could invite whoever you wanted there. If Council wants they need to have their own executive session.

Mike said you expect us to have the final numbers from Baker Tilley this week.

Meeks said I asked them this week. I will email Greg again today to say hey when can we expect those numbers.

Mike said and you want us to try to set a meeting today?

Meeks said I think we need to set a meeting today.

Tom said so they can do theirs?

Meeks said well we, so we can let them know when it is.

Tom said Wednesday, so they'll know Wednesday.

Meeks said might give them two dates and ask the council.

Tom said probably, I mean are you talking about this week you think, later this week.

Meeks said I don't think they'll have enough time to advertise, you have to give 48-hour notice.

Mike said next week.

Meeks said I would think probably early next week would be conceivable. Preferably the 10th.

Mike said do you think evening; do you want to make it the 10th and maybe say 9:00 or 6:00. That would be two times on one day.

Meeks said yeah that's fine.

Mike said I think council prefers not to meet in the morning unless they have to on the first Tuesday or the first Wednesday of the month, depending upon when it is. Is that okay with you Gary.

Gary said yes that's

Tom said I'm sure they'll want a 6:00 p.m. meeting.

Laura said that would be my guess too.

Mike said well if we're certain they are going to want 6:00pm.

Gary said just set it at 6:00.

Meeks said 10th or 11th.

Mike said 10th or 11th.

Meeks said at 6:00 p.m.

Mike said which if things work, then we should probably have some direction for you on the 16th.

Chris said on the guarantee, we do have those in place on our current agreement so we could use that same format to potentially beef it up. I'm not sure if there are other options available. And even going to a five-year plan instead of ten-year, that works too. I think anything at this point, helps. So, if we could find a nice middle ground, it would be definitely appreciated.

Mike said we'll review this and next week, see what council has to say and we'll come to some sort of agreement.

Meeks said you guys going to be at the council meeting on.

Grace said yes we'll be there on Wednesday. And just in sharing the timeline, our, we're hoping to get our building permits, which is the next step after the county agreements in early August. And I know we shared an email that hopefully we could get these signed in June, but, June, July is really pushing it on that.

Mike said okay sounds good. Any other questions of Chris or Grace. Do you have anything else Chris.

Chris said on the ERA and the public notice, we've drafted that in the past. Should we go ahead and draft that?

Meeks said who are you using again. Is it the same people?

Chris said it'll be the same folks.

Meeks said if you can get that to me, it'll be great.

Chris said I think that's it.

Mike said thanks.

Sherri Thomas, Tammy Pruitt, Health Department – Pay Supplement for Tammy

Mike said Randolph County Health Department, Sherri.

Sherri said I appreciate you listening to us here. But the reason that I'm here is we have been here a month ago about upping the pay for the clinic nurse/school liaison because we combined those positions. And with everything that she's been doing, her goals that have been set, we are way behind on immunizations due to the pandemic. And this position is kind of learn as you go, do it as you go, because there is no set definition for anything right now. But looking at everything that she's doing and has done already, we were wanting to know if you would support in adding her to the income supplement that the nurse and the coordinator has gotten. It would be nothing out of the county's pocket. It would still come out of the grant, and we still have plenty of money for all that. That income supplement would be the same as ours, and it was a \$5,000.00 supplement.

Mike said and this is for Tammy Pruitt in her role as?

Sherri said she is the clinic nurse/school liaison.

Mike said that's what we joined that, but we didn't increase her. She didn't get the supplement.

Sherri said no she did not at that time.

Mike said and that would be the same situation that you face with the others at the end of the grant period, that that income would reduce.

Sherri said yes because at the end of the grant period, the school liaison job would be no more.

Mike said okay. Her actual duties would reduce as well.

Sherri said yes.

Mike said from that standpoint, that makes really better situation than the other two because of her reduction in pay. I wouldn't, and it's not going to cost the county any additional funds, so I wouldn't have a problem recommending this to council.

Tom said I agree.

Gary said I move we take the recommendation from Sherri on this supplemental pay increase for Tammy Pruitt.

Mike said and it's \$5,000.00.

Sherri said yes.

Gary said correct.

Tom seconded. All aye votes. Motion carried.

Mike said we have a couple of Council members with us this morning. Anything to share this morning ladies.

Missy said just one, probably not about the council, but on Friday we are going rain or shine for our third graders. We're going to move a couple of presenters up here. Laura has reserved this room for us.

Mike said good. Good thing we didn't have that executive session Friday morning then. That would have been interesting. Okay. Bev, anything.

Bev said not at this time.

Other Business:

Art Moystner, Randolph County Sheriff

Art Moystner, Randolph County Sheriff.

Art said I don't have anything for you guys today unless you have something for me.

Mike said anybody have anything for Art. Thank you.

Minutes of February 22, 2022

Minutes of February 22nd meeting sent to us via email, looked like a very good meeting with lots of good decisions made. I wasn't here.

Tom makes motion to approve. Gary seconded. All aye votes. Motion carried.

Regular Claims \$441,937.42

Brings us to Regular Claims in the amount of \$441,937.42, again these were emailed to us for our review. Any questions, comments about the claims.

Gary makes Motion to approve. Tom seconded. All aye votes. Motion carried.

Payroll Claims \$ 227,601.94

Next item Payroll Claims, which are at our place in the amount of \$227,601.94. I'd entertain a motion to approve the payroll claim.

Tom makes motion. Gary seconded. All aye votes. Motion carried.

Payroll Expenses \$261,302.81

That brings us to our Payroll Expenses in the amount of \$261,302.81.

Gary makes motion. Tom seconded. All aye votes. Motion carried.

Barnes & Thornburg April Claim \$1,500.00

That brings us to our Barnes and Thornburg April Claim of \$1,500.00. This is the final one so we need to be careful of advice on ARPA from Barnes & Thornburg from now on. I'd entertain a motion to approve this claim.

Gary makes motion. Tom seconded. All aye votes. Motion carried.

MPX Claim \$27,000.00

MPX Claim \$9,628.15

MPX Change Order 03C-02

Pyramid Claim \$4,000.00

Pyramid Claim \$233.28

Pyramid Claim \$2,280.00

Pyramid Claim \$8,000.00

Pyramid Claim \$1906.24

Cobalt Civil Claim \$3905.25

That brings us to the MPX Claim of one, two, three, and then the one, two, three, four, five Pyramid Claims, plus the Cobalt Civil Claim, which we have tabled, which we, I presume, are going to continue to table for further discussion regarding those claims. Anyone disagree with that analysis.

Tom said no.

Gary said no. Are we going to move forward and ask them to make the corrections on the north tower as needed?

Pyramid letter from Commissioner's

Meeks said did you send the letter.

Laura said I have the letter right here for them to sign.

Gary said we have it to them, but I mean, that's still within their jurisdiction of their contract, no matter what. You know we've got that generator that needs to be corrected, that trail needs to be put in, which would be Cobalt Civil. And there's some things there that need to be done that's still under their jurisdiction of their contract as is present.

Mike said so we had a letter that we're going to talk about that was requested Terry Burnworth to reply to regarding the FAA application for broadband, the rack procurement of shelters and the MPX charge. And I guess the letter was not sent. However.

Meeks said I sent a letter to MPX asking them to have the charges reflect....

Mike said and I received a letter, or an email from Terry. Did you receive an email from Terry Burnworth?

Tom said yes.

Mike said he is requesting, let me find it, I thought I printed it, but I guess I didn't. I had it under Other, but there's no reason why I couldn't take care of it now. He's requesting for an executive meeting to discuss our last invoice since it's been past due. I have also copied this email to MPX and it's my understanding the county did not wish to pay MPX retainage, I thought we could do this all at once. And he suggested he has the week of 5/23, 5/30 and 6/9 available and Mondays are not good days for him. The rest of the week is okay. So, he's requested to have a discussion about that, which I would think we could raise north tower at that time.

Tom said yeah.

Mike said if we want to have an executive meeting with him.

Meeks said to have an executive meeting with him, it would have to be threatened or pending litigation in writing. So, he would need to do that. I don't know how we can have an executive session just to talk about a project.

Mike said pending litigation.

Meeks said well it's something to do with communication tower because it's a, if it's in some other part of the statute, I don't know the part of the statute, he would be referring to. You can have a special meeting and it doesn't necessarily have to be an executive session. I'd have to look at the statute to see where he thinks. You need to forward me that email and I'll ask him what part of the statute he thinks we can have an Executive Session.

Mike said okay. And then give him the option to have a special meeting.

Meeks said yeah.

Mike said or I suppose a response would be he could file a small claims case against us.

Meeks said he could threaten in writing, he could say I'm going to sue you if you don't pay.

Mike said okay well then that would reach that. So, taking a step back, we have our letter to Terry regarding the issues we had concerns with last meeting, and it's prepared for our signatures. So, we should sign that and then mail it. And do you want to have a letter prepared or just email him about correction of the north tower, or how do you want to handle that.

Gary said well in this letter that you've got, has to do with all the towers as far as what MPX did too.

Meeks said I believe we asked them about the drainage issue.

Mike said item 4, that takes care of that.

Gary said but at least it's addressing it.

Mike said are we going to mail that or email that.

Meeks said I'd scan it and send it to them.

Mike said okay. And then I'll forward everybody the email from Terry, which I just received over the weekend.

US Flag Etiquette Program

Mike said US Flag program. You sent an email about a US Flag disposal program, which looks like a reinforced corrugated box.

Laura said it's pretty sturdy. It's set up in Jane's office if you guys want to look at it until we decide what we are going to do with it.

Mike said I guess my question would be would one of the office holders be willing to have it in their office or outside their office so that they would then take responsibility for it, because we're not here every day. And I'm not saying everybody is here every day either, but we're not here near as much as the office holders are. And I would be in favor of accepting this program, other than monitoring the box. We need to assign someone, and I hate to assign someone to do that, but rather have someone volunteer to do that.

Gary said I agree. I think we also maybe should print up a little leaflet, a page or something that's there so that people can take with them or tell people how to dispose of the flag and care for it and so on.

Laura said it indicates on there that we partner with somebody that does the disposals. I know, used to, and I don't know if they still do, I know used to, Farmland Fire Department did it at fire prevention. Did a flag disposal presentation?

Tom said any of the fire departments would probably do it, yeah.

Laura said so I think we need to figure out somebody that does that to partner with so they can pick them up or we can drop them off, whatever.

Tom said yeah, I thought the American Legion did a lot of those.

Laura said do they.

Tom said I think so, they would even, they would collect and so forth. And maybe if, maybe the Legion or somebody would pick them up. If we put a box here, they would come pick them up weekly or monthly something.

Laura said I don't mind doing some research to figure out who we can get to do that.

Mike said sounds good.

Laura said I was thinking maybe put the box out in the hallway.

Mike said well yeah I would think in the hallway, but wouldn't it still need to be monitored.

Laura said to keep an eye on it.

Mike said be at somebody's door and somebody says I'll be responsible, or my office will be responsible to monitor it so it's not kicked over or something.

Laura said okay. I'll do some more research and get back to you on that.

Mike said okay.

Additional Appropriations:

Children's Advocates of Randolph County

Coordinator fee	\$21,700.00
Volunteer Recruitment	\$9,500.00
Travel/mileage	\$2,000.00

Mike said now that brings us to Additional Appropriations. Children's Advocates of Randolph County, have a Coordinator fee of \$21,700.00, Volunteer Recruitment of \$9,500.00 and Travel/mileage of \$2,000.00.

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

Highway (Wheel tax)

Road Projects	\$300,000.00
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Mike said Highway Wheel tax in the amount of \$300,000.00 for road projects. I'd entertain a motion to approve the additional appropriation.

Tom makes motion. Gary seconded. All aye votes. Motion carried.

Highway

Assistant Clerical	\$20,000.00
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Mike said Assistant Clerical for highway of \$20,000.00. I'd entertain a motion to approve that additional appropriation.

Gary makes motion. Tom seconded. All aye votes. Motion carried.

EDIT

Omega loan	\$143,750.00
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Mike said EDIT, \$143,750.00 a loan to Omega Enterprise for the equipment purchase.

Gary made a motion. Tom second. All aye votes. Motion carried.

Mie said that brings us to the end of our agenda, does it not. Laura do you have anything for us.

Laura said I have. First off, when we signed the treasurer's copier, we missed a page so she sent that to get a signature.

Mike said okay.

Laura said yes I have two sets of permanent minutes.

Mike said Meeks do you have anything for us.

Meeks said yes, I talked to Ryan Prinkey about the Omega loans. Who, which of the three of you do you want to like be the point person on those bonds because he was asking some questions and I can't really answer. I sent him our normal loans, so he has that. But there are some terms and things that he wanted to talk to somebody about.

Mike said I can be the point of contact.

Meeks said I'll add you to the email.

Mike said okay.

Meeks said that's all I have.

Mike said that's all you have. Tom do you have anything for us.

Tom said no.

Mike said Gary do you have anything for us.

Gary said that email Friday from J&K, they have done all they can do because Chris does not want them to take out and replace the last two units in the control room until we get the new radios. So, there will not be anything done then for another probably three weeks. They are, everything has been checked that they've put in. They've driven the county two or three times and adjusted. Until we get the new radios, Chris has asked them not to replace them because the effect it would have on their system. That's where we're at. The radios are anticipated right now at the last week of May.

Mike said okay. Well I think that probably makes sense that we wait until they get here. Anything else.

Gary said no.

Mike said we received a request for compensatory time off from Bethany Seibert, our Veterans' Affairs service office. And I guess I'm just sharing that with you because, although she's, looks like she's already taken the time, we've not approved that time. So, unless I hear an objection, I'm going to, since I'm the liaison with the Veterans Office, I'm going to go ahead and sign this request. Hearing no objection, then I will.

Citizen Comments

Mike said that brings us to Citizen Comments. Do we have any citizens here that would like to speak this morning? If you would, stand up or not stand up, but at least say your name so we can hear it.

John Bartlett said I'm John Bartlett. I just wanted to say back on the flag thing, have you considered talking to the American Legions or the Boy Scout troops, because they dispose of flags.

Mike said those are on the list that they provide it, so I presume that Laura will exhaust all those avenues. Thank you John. Anyone else want to speak. Yes.

Danny Hines said Danny Hines from the Church of Nazarene, and I understand that you guys have been having some discussion about digital signage. And so, I would encourage you guys

and the council, and whoever, to come and talk to me about what we've done. We've had sign for nine years, just down the street here on south Main Street.

Mike said that slows me down coming to work because I think it's a police car sitting there. I'm used to it now thought. It's a nice sign.

Danny Hines said I just would say you know, we've tried to do our very best to be accommodating to our neighbors, and be good neighbors to those around me, you know, it doesn't run the whole time. So, I would encourage you guys to have discussions with me to say hey, how did that work, what are some issues, because I think digital signage is important to our community, and to moving forward. I can tell you that Randolph Southern Elementary School, they came to us before they got their sign. So, they were recipients of our talking to them. I know Astral has talked with me. Obviously, they have a decent constituency in the number of people that work with them, as well as other churches and things in our community. So, I just encourage you to reach out to me. I'd love to do that and do what I can to help navigate it.

Mike said so the discussion of digital signage came through the Area Planning Commission's recommended zoning ordinance change, and it had new requirements for digital sign, sign size, sign location, sign height, as well as speed of digital messages. And that is being reconsidered by the Area Plan Commission and when is that?

Tom said we're talking about it next month.

Mike said Tuesday, at the regular meeting, we're considering restructuring that whole sign area. So, I guess our discussion is kind of secondary to their discussion. And you will be part of that. And I would encourage anybody else that has an interest in signage and digital signage to be part of that as well. So, but I would take you up on your offer to talk about your digital sign. Thank you Danny,


Adjournment

Mike said anyone else here this morning have anything to share. Hearing none, I'd entertain a motion to adjourn.

Tom made motion to adjourn. Gary seconded. All aye votes. Meeting adjourned.

Reviewed and signed this 1 day of August, 2022.

RANDOLPH COUNTY COMMISSIONERS



Tom Chelton

Carly Lewis

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