

The first claim was to Rundell, Erstenberger & Associates related to work on the 68A project for \$31,987.29. Brian McGalliard made a motion to approve the claim to REA. Rex Jourmay seconded the motion and the motion passed by unanimous vote.

The second claim to PIDC related to the Pennville Park project for \$5,000 was presented for commissioner approval. Rex Jourmay made a motion to approve the claim to PIDC. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

The third claim to Arts Place related to their grant for \$15,000 was presented for commissioner approval. Brian McGalliard made a motion to approve the claim to Arts Place Inc. Rex Jourmay seconded the motion and the motion passed by unanimous vote.

The titles for the sheriff vehicles slated for auction were presented for commissioner approval and signature. They are currently waiting to hear back from Loy's Auction on an official date. Brian McGalliard made a motion to approve. Rex Jourmay seconded the motion and the motion passed by unanimous vote.

Mr. Aker reminded those present their next meeting on April 22, 2024 will be held at 5:00 p.m. instead of 9:00 a.m. to allow for early voting in the auditorium. He also added as a reminder the CEDS (Comprehensive Economic Development Strategy) meeting will be at 5:00 p.m. on April 9th at the Jay County Library.

With no further business, Brian McGalliard made a motion to adjourn at 10:59 a.m.; Rex Jourmay seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS

Chad Aker

Chad Aker

Brian McGalliard

Rex Jourmay

Attest:

Jay County Auditor

April 10, 2024

The Jay County Commissioners and Jay County Council met in a joint session on Wednesday, April 10, 2024 at 5:30 PM in the auditorium in the courthouse. Chad Aker, president of the Jay County Commissioners, Matt Minnich president of the Jay County Council, council members Cindy Bracy, Harold Towell, Faron Parr, Dave Haines, and Randy May, auditor Emily Franks and attorney, Wes Schemenaur were also in attendance. Absent were commissioner Rex Jourmay, Brian McGalliard, and council member Jeanne Houchins. The purpose of the special meeting was to hear from Jason Semler, financial consultant from Baker Tilly Financial LLP, regarding countywide broadband incentive request and a possible creation of a TIF solar area.

Attorney, Wes Schemenaur, gave a brief overview of the previously approved countywide broadband project with Mainstream Fiber. After the previous joint meeting, Mainstream Fiber submitted documents to include a contract that would require approval from the county commissioners. As part of the agreement with the county, in addition to the approximately \$3.9 million payment Mainstream would receive, they are asking for the county to allow a tax exemption district be created for their utility property tax bill. Based on Indiana code, a personal property tax exemption district can be created. This would not be considered the same as a traditional tax abatement. Mainstream would be exempt from paying personal property tax entirely. The county commissioners do have the ultimate approval of this request, but council should also be aware of how this allowance will affect the county. He wanted Jason Semler, Baker Tilly, to review and explain to both boards, the financial impact to the county before moving forward.

Mr. Semler explained that the assessed value from any investment that comes into the county, adds to the tax base. This may not mean new money for the county, but it could help to reduce tax rates for taxpayers in the investment area. If Mainstream is granted the requested tax-exempt status, the county will still see benefit from the additional assessed value. Jason felt that their request was a rare incentive. Commissioner president, Chad Aker, stated that Mainstream has already completed

projects in other counties and inquired what types of tax relief they were receiving in those counties. Mr. Semler was not aware of what other counties were granting nor had he spoken with this company. He then gave an example of how a 20-million-dollar investment, distributed across five townships evenly, could benefit tax rates and individual taxpayers within those units. By granting the requested personal property tax exemption district for this project, the county would be giving up any tax rate relief forever.

An alternative incentive could be to create a TIF, tax increment financing, barrier. This structure would capture only the assessed value of the fiber lines for a certain time period, but only up to 25 years. Any revenue generated can then be used to create a bond of equal TIF revenue size. Mainstream would purchase this bond and in return, overtime, as taxes are paid, they would receive payment in the form of a principal interest payment. This idea is similar to the idea of a tax abatement and it does not last forever. Matt Minnich asked what the difference in benefits between TIF barrier option and a long-term tax abatement are. Mr. Semler believed that if it qualifies, a personal property abatement can have up to 20-year life. He recommended going with the traditional abatement structure for short term incentives and the TIF barrier option for incentives with a longer time period.

Mr. Schemenaur stated that Mainstream would like a response from the county soon so they can finalize the grant submission process by the deadline. Cindy Bracy asked for grant filing deadline dates. Mr. Schemenaur was not exactly sure but knew that they want to finalize by the end of April. Mr. Semler also requested both boards to also consider the 3.9-million-dollar incentive Mainstream will be receiving and if this money is already available or will they need time to pursue financing options. Mr. Schemenaur stated that there is already a 4-year payment structure setup and this would not be an issue. Mr. Aker spoke for commissioners in saying that they plan to work with the council and any opinions and feedback would be helpful in the decision-making process.

Lastly, Mr. Semler explained the benefits of creating TIF districts in solar project areas. All TIF revenue is distributed to the redevelopment commission for various projects. The POET TIF is currently the only TIF the county has setup. The redevelopment commission is looking for other sources of revenue as this will expire with only an anticipated 13-14 more years of revenue coming from this source. Currently with three, potentially four, solar projects coming in to different parts the county, this could provide funding for various projects. Mr. Semler added that this idea would follow some of the discussion from the prior topic. If the county would choose to not create TIF in the designated areas, the assessed value is added to the tax base and tax rates will be reduced. Alternatively, if the assessed value is captured through the TIF process, redevelopment would receive these dollars and could be used for various capital projects in the certain TIF areas.

By creating these TIF areas, taxpayers could see a delay the tax rate reduction, but they could see the benefits through redevelopment capital projects. Each year, the Jay County Redevelopment Commission can decide to capture all or a portion of assessed value in the TIF area, which could give some relief to the tax rate. Any revenue generated can only be used to directly or indirectly benefit these TIF areas. Cindy Bracy and Chad Aker both agreed that these areas could use another funding source. Mr. Aker felt that the possible revenue could be used in the township, not just directly for road projects, but also indirectly for capital improvement projects. Mr. Semler stressed that if this is something that they are thinking about, it is better to do it before construction begins and the land changes value in order to receive the most benefit.

No decisions were made on either topic, but Wes would like both boards to consider and decide if this is something they would like to pursue. With no further business, Cindy Bracy made a motion to adjourn at 7:23 p.m.; Randy May seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS

Chad Aker

Brian McCalliard

Rex Jourdain

Attest: Jay County Auditor

APRIL 22, 2024

The Jay County Commissioners met in regular session on Monday, April 22 2024, at 5:00 p.m. in the auditorium in the courthouse. Attending was Rex Journey, Brian McGalliard, auditor Emily Franks, and Chad Aker, president, presiding. Rex Journey made motion to approve the minutes from April 8, 2024 with a change from Mrs. Martin to Mrs. McClain under ECI Regional Planning. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

PROCLAMATION

Leland LeMaster and fellow Jay County Optimist members came to the commissioners regarding a proclamation for Respect for Law Enforcement week. The proclamation was read aloud to those present at the meeting. “They salute the members of the Jay County Sheriff’s Department, Portland City Police Department, Dunkirk Police Department, Redkey Police Department, and Pennville Town Marshall for the continual dedication and sacrifice...the Jay County Commissioners proclaim April 29th through May 4th, 2024 as respect, appreciation, and support week for law enforcement officers throughout Jay County”. Rex Journey made a motion to approve the proclamation. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

EMERGENCY MANAGEMENT

Samantha Rhodelamel, director, and Bob Howell, highway superintendent, came to the commissioners to discuss quotes for storage containers to be placed at the county highway. The city of Portland has lost the use of the Shellar Globe building and need a new facility for the sandbagging operation. The containers would allow them to be premade in advance which would make the county more prepared in case of an event. The current building at the highway is only three sided and needs roof repair which does not allow for stored sandbags. Ms. Rhodelamel presented the cheapest quote from Skymax Containers for new and used 20 ft and 40 ft water tight, high cube, containers. The first container would store bundles of bags and the other would have sandbags made and ready for use. US Aggregates has donated the sand and therefore it is not required to be purchased.

Mr. Howell asked for a second 40 ft trailer to replace the current semi-truck trailer before it becomes unusable. He added the high cube addition of another foot allows them to use the skid loader in the container. The commissioners questioned if either department had enough money in their budget to cover the purchase. Ms. Rhodelamel confirmed she did not. Mr. Howell thought some money might be transferred to cover, but was unsure. Mr. Aker asked if there was a grant out there to help with the purchase. Ms. Rhodelamel and Nate Kimball, ECI Regional Planning Asst. Director, were both unaware of any grant that would cover the purchase. Mr. Aker recommended the purchase be made out of infrastructure. Rex Journey made a motion to allow the purchase of two 40ft used and one 20 ft used containers with the high cube added to them for \$7,844. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

JEMS

Gary Barnett and John McFarland, shift supervisors, came to the commissioners to give their monthly update on operations. Mr. Barnett presented their financials with the biggest expense being related to the new power load systems. The new ambulance is still missing graphics, radios, and an inspection to be operational. He hopes it will be on the road soon.

Mr. Barnett presented commissioners with a quote from Brigade Electronics Inc. out of Portland for the purchase of cameras to record the cab and roadway of every ambulance. The estimated cost of equipment for each ambulance will be \$357.61 for the cameras to record video and audio. There will be an additional monthly cost of \$7.99 a month for GPS tracking with no subscription required. Mr. Barnett is still waiting on an estimate for the fleet set up but believes it will be reasonable. Mr. Aker added other departments were also looking into the addition of cameras. He has spoken with the county attorney about adding a clause in the personnel policy and having employees sign an acknowledgement.

Mr. Barnett explained the cameras will record continuously and will reset the memory card once full. Mr. Schemenaur encouraged the department to create a policy for how the information is stored and in what situations a video would be pulled. Examples of reasons would include; if there is an accident, or complaints from personnel or patients. The recording will need to be preserved somewhere and it should be documented who is responsible for maintaining it. Mr. Journey questioned if the cameras would have anything to do with the patient in the back of the ambulance. Mr. Barnett clarified the current quote did not include a camera system in the back, but it could be added. Mr. Schemenaur believed they could add cameras to the back, however it would also need to have protocols. He stressed the department be required to document internally and follow the protocol. Mr. Aker asked they gather a finalized quote including the cost to add cameras to the back. Mr. McGalliard asked the storage solution cover the six-month tort claim window.

Mr. McFarland spoke to the commissioners about obtaining a new system to determine medication dosages for pediatric patients. Currently, the department utilizes Broselow Emergency Tape, which can be very difficult to pull information up on as it is based on age, height and weight. Mr. McFarland explained the margins between dosage increments is very miniscule and when kids crash, they crash fast making time of the essence. He would like the department to purchase a Handlevy System to use in replacement of the current system. The Handlevy system would be an app that could be installed on phones, tablets or computers and would take the math out of the equation. The system would also be adjusted to fit protocols for their department. The state of Indiana has offered to pay half of the first year's cost, roughly \$4,000. Mr. McFarland reported they had 42 pediatric patients last year and the cost of the current system is roughly \$75 per unit. Rex Journey made a motion to approve the purchase of the Handlevy system for roughly \$3600. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Brian McGalliard made a motion to approve the donation from the state for the system. Rex Journey seconded the motion and the motion passed by unanimous vote.

JCDC

Travis Richards, director, came to the commissioners to discuss the contract between JCDC and the Commissioners. Mr. Schemenaur believed the meeting would be considered a public meeting due to the subject matter as he could not find anything that would qualify under the executive session. Mr. Aker recommended all parties look at some dates for a special meeting. Brian McGalliard made a motion to continue the discussion at a special session on May 13, 2024 after the regularly scheduled commissioners meeting. The time will be determined once an agenda is set. Rex Journey seconded the motion and the motion passed by unanimous vote.

HIGHWAY

Bob Howell, superintendent, came to the commissioners to discuss the acceptance of bids for asphalt emulsions and a new dump truck. The only quote for the 2025 Western Star Dump Truck was from Stoops for \$131,940. Mr. Howell suggested they also accept the two additional options for the extended warranty (\$1,570) and towing (\$1,000). He also suggested out of the two quotes for the outfitting, the county accept the lowest bid of W/A Jones with 5-year warranty for \$96,198. Lindco is based out of Merryville which makes it harder for repair work while W/A Jones is in Columbia City. Rex Journey made a motion to approve the outfitting from W/A Jones for \$96,198. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Secondly, Mr. Howell discussed the bids for asphalt emulsions from KTECH and Asphalt Materials for three different products AE-90, AE-90S and a dust lay. Asphalt Materials came in at \$1.896 (AE-90), \$2.436 (AE-90S) and \$1.946 per gallon (dust lay). KTECH was overall higher coming in at \$1.97 (AE-90), \$2.17 (AE-90S) and \$1.95 per gallon (dust lay). Mr. Howell recommends going with Asphalt Emulsions but to accept both bids in case there is a supply or quality issue. He also noted there have been demurrage issues with KTECH in the past. Rex Journey made a motion to approve both bids from Asphalt Emulsions and KTECH for the asphalt emulsions. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Lastly, Mr. Howell discussed the possibility of transferring their 2006 Sterling Truck to the Surveyor to replace their 2001 or 2002 International truck. The current surveyor truck needs costly repair work. The highway will be upgrading another truck and can transfer the cab and chassis to the department. The surveyor would then need to put a dump bed back on the truck. Rex Journey made a motion to transfer a 2006 Sterling Truck to the ownership of the Jay County Surveyor. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COUNTRY LIVING

Jon Eads, JCCL Advisory Board of Directors member, came to update the commissioners on a few items. They had a pest control company deliver a quote for services. A second company suggested by Golden Meadows, Adams County's County Home, will also come in and complete a free pest inspection. The hope is to determine what, if anything, they have and get it resolved. Their county home will be closing end of May, early June and have offered various items including a commercial washer and dryers, pianos, window air conditioning units, dressers, bed frames, craft cabinets and supplies. They have completed the update to the job descriptions and will be submitting them to the auditor soon. Their employees will also be renewing or obtaining their Serv Safe certifications. They will have another meeting soon which could potentially be an executive session due to sensitive subject matter. The RCAP grant should hopefully be available this week. Mr. Aker asked someone verify the right kind of water proof flooring be purchased for durability.

RESOLUTION 2024-04- INTERLOCAL AGREEMENT

The highway department and city street department met recently with the Mayor and Commissioner president to determine a mutually beneficial agreement for various services. Mr. Schemenaur read through the resolution for those present. The agreement will need to be approved by the City of

Portland at their Board of Works Meeting May 2nd. Rex Journey made a motion to approve the interlocal agreement with the City of Portland. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

THIS AGREEMENT is entered into between the Jay County Commissioners for Jay County, Indiana (County) and the City of Portland, Indiana (City) under the following terms and conditions.

WHEREAS, the City Street Department and the County Highway Department have identified certain areas of the City and County whereby the City and County would benefit from mutual cooperation between the City and County; and,

WHEREAS, the City and the County desire to enter into this Agreement for the mutual benefit of the County and the City.

NOW THEREFORE IT IS AGREED, by the parties as follows:

1. The County agrees to allow the City to haul trees, tree limbs, tree branches and other vegetative debris to the County Highway Department for disposal and burning of such material at the Highway Department.
2. The County agrees to mow vegetation along certain areas of Pearl Street, Tyson Road, Boundary Pike, River Road east of Meridian Street, and along the banks of the Salamonia River east of Wayne Street located within the City limits. Said mowing shall occur as the parties may agree, but not less than quarterly.
3. The City will assume responsibility for snowplowing and salting the following County roads located outside the City limits:
 - A. Tyson Road from Charles Street to Hwy. 67
 - B. 7th Street/100 S from Blaine Pike to Hwy. 67
 - C. 200 W from Tyson Road to Red Gold
 - D. Blaine Pike from the City limits to 200 S
2. 150 S
3. The City will also assume responsibility for snowplowing and salting Court Street between Main Street and Walnut Street.
4. The County will assume responsibility for snowplowing and salting 100 N from Morton Street to U.S. 27
5. The City will provide trash collection for the Jay County Courthouse, the Community Resource Center, and the Jay County Health Department at no cost to the County.
6. The County will allow the storage of sand, sandbags, and sandbagging equipment at the County Highway Department for the mutual benefit of City and County residents in need of sandbags during flood events. The City and County shall alternate in providing sand for use in filling sandbags.

LANDFILL PERMIT FEE

The 2024 Landfill Permit fee for Waste Management was presented for commissioner approval. Waste Management has recently paid the 2024 increased fee of \$50,000. Rex Journey made a motion to approve Landfill Permit Fee 2024-01. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

COUNTY FUNDING APPLICATION

The commissioners discussed a date for funding applications to be submitted for the 2025 budget. Ms. Franks explained budget submissions are turned into her office by July 1st for council review. Mr. Aker suggested all applications be in by June 14th, 2024 for them to review. Rex Journey made a motion to approve the 2025 funding request application deadline of June 14th. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

SETTLEMENT AGREEMENT

A settlement agreement with Robert Armstrong, a former deputy was presented for commissioner approval. The deputy had signed a deputy reimbursement agreement with the county on November 13, 2023 requiring repayment of costs if leaving employment within two years. The deputy resigned employment on January 3, 2024. Mr. Armstrong was within his first year of employment with the County and is obligated to repay the total costs associated with his employment pursuant to the Agreement of \$2,553.48. The agreement allows 10 monthly payments without interest beginning May 1, 2024. If he defaults, he will owe the entire amount plus interest. Brian McGalliard made a motion to approve the settlement agreement with Mr. Armstrong. Rex Journey seconded the motion and the motion passed by unanimous vote.

OWNER OCCUPIED REHAB

Nate Kimball, ECI Regional Planning Assistant Director, came to the commissioners to discuss the OOR (Owner Occupied Rehab) program through OCRA. They would like to announce the application release date of May 28th, 2024. Mr. Kimball will begin announcing the date on May 6th at the City of Portland council meeting, May 7th at Salamonia and Pennville, May 8th at the County Council Meeting, May 13th at Dunkirk, May 16th at Redkey and May 20th in Bryant. The application will be completed by paper as they could not find a secure way of using a website. They will decide on a building inspector for the project whether it be John Hemmelgarn or someone else.

Mr. Journey asked if applicants would need to submit an estimated cost for the project in their application. Mr. Kimball clarified the applicant would only need to state they needed a new roof as it was leaking. At that point, the building inspector will come in and verify and give an estimated cost for the project. Each site will also require a radon test to be completed from a certified inspector. Projects will then be selected into different quadrants for contractors to bid. The county could go ahead and take the project to bid while the environmental review is being done. However, the work could not be started until the testing is complete. Mr. Kimball added they would prefer to hire a building inspector with the radon capabilities that could do it on site. Lastly, he added the application window could be opened back up if required.

LETTER OF INTENT- JAY COUNTY SOLID WASTE

Mr. Journey explained George McGinnis and Betty Jacobs and himself recently met with Portland Economic Development Corporation (PEDC) regarding land for a new solid waste building located on Tyson Road. PEDC has agreed to donate 10 acres of land from a 75-acre parcel owned on Tyson Road, just west of CFS. Mr. Journey explained they will most likely only need 3-5 acres with the donation subject to a wetland survey, and closing costs. He added his belief that this is a great opportunity for the county as the current land is leased from the landfill. Mr. Schemenaur explained it is a non-binding letter of intent for the county to complete the wetlands study. They will also be required to hire a surveyor to determine a site study on where we want it to be located and prepare a legal description for transfer. He explained while there is going to be expense for the land it would be less than the cost to purchase. Rex Journey made a motion to approve the letter of intent with PEDC. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

MISCELLANEOUS BUSINESS

The payroll docket was presented for commissioner approval. Brian McGalliard made a motion to approve the payroll docket. Rex Journey seconded the motion and the motion passed by unanimous vote.

The claims docket for April was presented for commissioner approval. Rex Journey made a motion to approve the claims docket. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

The clerk's monthly report was presented for commissioner approval. Rex Journey made a motion to approve the clerk's monthly report. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

The commissioners were presented an emergency claim to the Jay County Solid Waste for a \$10 TV removal to be paid before the next claims docket. Brian McGalliard made a motion to approve the claim. Rex Journey seconded the motion and the motion passed by unanimous vote.

An emergency claim to Arms Auto Body for repairs to a highway truck was presented for approval \$9,535.01. Rex Journey made a motion to approve the claim. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Rex Journey made a motion to approve the RDC paperwork. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

With no further business, Brian McGalliard made a motion to adjourn at 6:26 p.m; Rex Journey seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS

Chad Ames
Brian McGalliard
Brian McGalliard
Rex Journey

Attest: 
Jay County Auditor

MAY 2, 2024

The Jay County Commissioners met in an administrative function meeting per IC 5-5-2-13 on Thursday, May 2, 2024, at 1:00 p.m. in the commissioners' room in the courthouse. Attending was Rex Journey, Brian McGalliard, auditor Emily Franks, and Chad Aker, president, presiding.

Wes Schemenaur informed the board briefly about potential liability issues with a proposed EGR6 Agreement. This would require a separate bond to be maintained by the county to provide coverage. The matter will be looked into further by the members.

The commissioners discussed making a counter-proposal to a contract with Jay County Development Corporation (JCDC). Chad Aker expressed his desire for a smaller board to make it easier to gather a quorum for meetings, as he would like to see the board meet more frequently. Brian McGalliard proposed changes he would like to see to the contract. The first was to have all JCDC claims paid directly out of the county budget for all items including payroll, utilities, mileage, etc. As employees of the county, he would like the pay to be evaluated and placed on the county pay scale by Waggoner, Irwin and Scheele. Ms. Franks was unaware of the last time the organization was paid as a county entity. Mr. Schemenaur suggested it could have been the late 1980's or early 1990's.

The possibility of new director for the organization was discussed. Mr. McGalliard suggested a qualified director with a strong economic development background be hired for the position. Mr. Journey stated his belief the current director had on the job training and was about to receive certification for grant writing. He added a director with all the qualifications they were looking for could be \$200,000. Mr. Aker and Mr. McGalliard stated their belief it would be worth the money if they brought in grants and businesses to the county.

Lastly, Mr. Schemenaur updated the commissioners on information regarding cameras being installed in county vehicles. A list of items the county's liability insurance company, Bliss McKnight, would like to address was obtained by the auditor. Waggoner, Irwin, and Scheele (WIS) have received the list and will be putting together a draft of a policy and sign off sheet for employees. The draft will be forwarded to Mr. Schemenaur for review, after his review he will forward the draft to the commissioners for their input. Mr. Schemenaur would like all policies in place before cameras are installed, hopefully the end of June. He also briefly updated the board on personnel matters related to the sheriff's department. Emily Franks informed the board they would be receiving a health insurance refund check from 2023. She will figure different ways to pass the almost \$43,000 refund to employees and present them at the next meeting.

No final decisions were made on any topic. Mr. Journey stated he would discuss the concerns raised with JCDC Director, Travis Richards ahead of their next meeting. With no further business, the meeting adjourned at 2:33 p.m.

JAY COUNTY COMMISSIONERS





Brian McGalliard



Rex Journey

Attest: 

Jay County Auditor