

Randolph County Commissioners

May 20, 2024

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

Pledge of Allegiance

Opening of Bids - bridge 190

Mike said first item on the agenda is the opening of bridge for 190. Joe, you want to come forward? That is the Federal aid project.

Joe Copeland said no, this is a local project.

Mike said okay. Where's 190 then?

Joe Copeland said Base Road, just east of 700 West.

Mike said okay.

Meeks said this is the only one.

Mike said okay, one bid.

Meeks said from Civil Con. \$203,750.00 and that's Civil Con. \$203,750. Their duplicate is a duplicate.

Mike said okay. Do you want to take a look at that?

Joe Copeland said yeah. I'd recommend to accept.

Mike said okay. You've got the money to pay for it?

Joe Copeland said yes.

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

Joe Copeland said thank you.

Mike said do you want to stay there?

Council's update

Mike said Missy, do you have anything to report for us this morning?

Missy said I don't think it's anything really new, but just a reminder of a couple of things at our meeting from in early May. Sherri Thompson and Wendy McDavid came and gave us some updates on some Narcan kits that they're going to be getting, have more to distribute some places. Deb Johnting is here, so, I know she'll be giving some update on there new person they're trying to hire. The biggest thing was George Caster came in and gave us an update, their assessors went from Delaware County to the Darke County line and basically inspected whether the house wasn't there, whether it was there. If the homeowner was there, they talked to them and got information back. And his estimate on the total loss was between 12 million and 15 million in property damage. So, he gave, and I know he came back and gave that to you guys also. Other than that, the Union City daycare, we listened to a great presentation from the Randolph Eastern Superintendent and then the RAZ 32 support letter we were in favor of. I think that's all the major right now. Thank you.

Mike said okay. Missy, I know you were unopposed, but congratulations on your election.

Missy said thank you.

Mike said running for commissioner in the fall. Thank you, Missy. Anybody have any questions of Missy?

Gary Friend said I do not.

Mike said okay. Now you're up again, Joe.

Joe said oh, okay.

Mike said if I don't do them when they're on the agenda, I forget them.

Joe Copeland – SJCA Professional Svc Agreement

Joe Copeland said bridge 304, Carl Street, here in Winchester. We're getting everything together, asking if we can bid that on July 1st. That's a Monday, and it's your meeting. Would you prefer a Friday?

Mike said you mean have them closed?

Joe Copeland said no, due.

Mike said due on.

Joe Copeland said bids will be due.

Mike said well if you want July 1st, Monday, then that would be the day of our meeting, we can do that.

Joe Copeland said okay.

Mike said is that okay?

Joe Copeland said is that okay?

Mike said yes.

Joe Copeland said we are, they are talking to the water company. And they do have a proposed schedule.

Mike said okay.

Joe Copeland said so the schedule is going to be, I think it may work out. By the time we bid it, and then we're working on right-of-way, then about the time we get the right-of-way, they'll be able to move and move that line off because they need the right-of-way, the new right-of-way.

Mike said and that'll be all within the state's required time?

Joe Copeland said yes, yes. If you award that day, then I can get it sent in the next day. So, that shouldn't be a problem.

Mike said okay. And we have a SJCA professional service agreement?

Joe Copeland said yes. Do you have a copy?

Mike said I do.

Joe Copeland said okay. This is, the only reason they brought this one up is because the old one expired. So, needed to update it.

Mike said we have a, this is just a general service agreement?

Joe Copeland said yes,

Mike said we want to call on them, they'll serve us?

Joe Copeland said yes.

Mike said or you're required, responsibility. Okay. Anybody have any questions?

Gary Friend said huh uh.

Mike said Gary?

Gary Girton said no.

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

Joe Copeland said one more item. Late last week, I got an agreement to do the right-of-way acquisition for bridge 32, 100 West over White River. And we need to get moving on it, so, I sent it to Meeks and I think I copied all three of you on it, and Laura. So, wondering if we could take action on it.

Laura said the LPA contract, is that what we're talking about?

Joe Copeland said yeah.

Mike said consulting contracting?

Laura said I got it. I just wanted to make sure it was the right thing.

Joe Copeland said says LPA consulting contract at the top for bridge 32. The cost, there's a cost not to exceed, but the actual, well the actual cost not to exceed is \$28,360.00. But they're using the state's right-of-way services agreement that they had. They set the actual payment schedule. And it says at the end on page 21, right-of-way services will be done in a unit rate basis as per INDOT pre-qualification manual. So, the costs are already set.

Mike said and Meeks has reviewed this one.

Meeks said yeah, I think that's the one I sent out last night.

Mike said \$28,360 for bridge 32. And again, this is SJCA?

Joe Copeland said yes.

Mike said it's for the. So, what are they doing for right-of-services?

Joe Copeland said okay. This one, the state has changed a little bit on the way they allow us to do this. But what they'll be doing, is they'll do the actual go out and evaluate the properties and put a price on it, then once you agree to the price, then they will go out and make the offers, and then purchase it. They'll take care of all the paperwork.

Mike said I thought we had another firm that was doing the right-of-way acquisitions for us.

Joe Copeland said that was before the contract for, that was after the contract for bridge 32, the original contract.

Mike said okay. Anybody have any questions regarding this LPA consulting agreement for bridge 32? And that is a federal aid project isn't it?

Joe Copeland said yes. We were able to move it up on the schedule a year. So, bridge 85 is another one, but this one goes first.

Mike said bridge 85 on Old 27 North?

Joe Copeland said yeah. And we're doing, we're trying to get this one in. There's some free money out there. In other words, no 80/20. It's a 100% and that is available at the time that this could go to bid. So, we're going to ask for that money.

Mike said okay. Sounds like a good idea. Someone want to move approval?

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

Joe Copeland said thank you.

Mike said that's all you have for us this morning?

Joe Copeland said yes.

Mike said okay.

Gary Friend said can I ask you a question?

Mike said sure.

Gary Friend said on the stone quarry remember we had talked about the possibility of a feasibility study across the Missinewa River?

Joe Copeland said yes.

Gary Friend said I think that's changing now. And in lieu of that, could you look into the possibility of what it's going to take with Indiana, the State Road 1 in the distance between the blind spot in the entrance on 800 North to the Fairview Stone Quarry?

Joe Copeland said I talked with Chad Roots a couple weeks ago, and I talked to SJCA last Monday, and they're putting together a proposal to look at that situation. And so, he's supposed to get me the outline of what that will all entail. So, when I get that, I'll send it to you. But it includes going east to 1 and how we can improve that road, and see what we could do at State Road 1 for that sight distance problem.

Gary Friend said that's my question.

Joe Copeland said yeah, that we need included.

Gary Friend said we haven't gone out to get a feasibility study yet for the Missinewa River bridge?

Joe Copeland said no, have not. We're changing the scope.

Gary Friend said the council and commissioners both agreed to that so, I think we'd have to both agree to let that go and move this way.

Mike said I would agree. I think we need to withdraw some of our support for that.

Gary Friend said I make a motion we withdraw our support for the feasibility study going across the Missinewa River at 1000 West.

Gary Girton said I'm not opposed to that. I'll second that.

All aye votes. Motion carried.

Joe Copeland said I will contact SJCA and have them take that out of that proposal. So, they'll just look at going east to State Road 1 and what we have to do to get that up to par. And it sounds like we've got to hurry. They're moving very quickly, U.S. Aggregates as well.

Gary Friend said we'd have to let Council know.

Mike said well if we withdraw our support of it, Windfarm funds, they can't go anyway. But it probably should be put on their agenda so they can consider it at their next meeting. Any other questions of Joe?

Joe Copeland said when I get something, I'll forward it to you.

Mike said okay, thanks Joe.

Jay Long & Jessica Olson – Highway update & Annual reporting & Jerry Warren request re: road entrance

Mike said Jay, Jessica. Morning. I've got Jay and Jessica and?

Nate Moore said I'm Nate Moore.

Mike said Nate.

Jay Long said the new assistant superintendent. So, I was going to bring you up to speed. Nate has been here since 2011. A great asset on the team.

Mike said for a field entrance.

Laura said Ed asked for that to be on there. It's Jerry Warren.

Jessica Olson said there's a field entrance there now. They just don't want the contractor to come back out and take it out. They would prefer it to stay there.

Laura said it was put in by AEP.

Mike said so, this is basically giving AEP the right to leave it there. I don't have a problem if the farmer wants it.

Gary Friend said I don't either. I'll make a motion to approve.

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

Mike said so, anything else for us?

Jay Long said no.

Mike said okay.

Randy Abel – permit fees (tabled from 5/6/24) & requirement to produce a new legal

Mike said Randy Abel, our new building code fee structure, tabled from last meeting.

Randy Abel said so, I've contacted several and I've be working with Meeks, and we've made some of the changes we talked about last week about describing what square footage meant and then also putting an extra \$400.00 on town houses. And Meeks is still working on some of the wording.

Gary Friend said not an extra 400, \$400 per unit?

Randy Abel said per unit, yeah.

Mike said which brings basically, a town, a unit in a town house up to the equivalent of a house, correct?

Randy Abel said so it's placed on the whole building.

Mike said right.

Randy Abel said it makes it pretty equivalent.

Mike said balance-wise, yeah.

Randy Abel said because you're talking about a 1,000 square feet average, and the house often goes way over the 1,000. So, yeah.

Mike said and it stays that it's based on square footage?

Randy Abel said uh huh.

Mike said not on dollar cost of construction. So, the proposal would be that we add this fee schedule to the existing ordinance or are we going to amend the ordinance as well?

Meeks said this says amending ordinance.

Mike said okay.

Meeks said it's not in addition to. It's replacing the other fee portions and whatever is in it. So, section 150.09 is amended and restated.

Mike said I guess that's my question. The balance of the building ordinance will remain.

Meeks said the balance will be the same.

Randy Abel said remains the same, yeah.

Meeks said other than some of the enforcement, and that's why we have not read yet. I want to go through the enforcement part of it.

Mike said so, we're not ready to act on this I guess.

Meeks said no, because 190.

Mikes said and then you've also added the exemption to grain bin foundations?

Randy Abel said for grain bins, yeah. And I've discussed that with you.

Mike said and I think that's probably an appropriate exemption.

Gary Friend said I do too.

Mike said so, I guess we could give our approval to this explaining and wait for the final ordinance document to come to, with this added to it.

Meeks said I think it's more we wanted to see if you guys had any other comments on it before I completed it.

Gary Friend said I do not.

Mike said no I don't. Works for me. It work for you, Gary, the fee schedule.

Gary Girton said right, yeah, I don't have any problem with that after these changes were made.

Mike said so, then can we expect maybe the first meeting in June to have a first reading?

Meeks said let's hope so, absolutely. I don't want to promise that.

Mike said we'll put it on the agenda then.

Meeks said put it on the agenda.

Mike said if we don't get to it, we can table it.

Meeks said that's the plan. I'll put it that way. The plan is hopefully to have it, yeah. Seems to me things always keep coming up on this ordinance. I got a whole bunch of emails. I don't want to promise anything.

Mike said okay. What else do you have for us this morning?

Randy Abel said okay, the other thing that was mentioned was in parcel splits that we're making. So, Debra and I talk about these all the time. Obviously, until she gets another full-time person in there and can train them a little better and get them going, I've been pretty much still doing the parcel splits for that department as we've been swapping work, and she does things for us, and I do that. So, one of the things we've come across here just recently, and I can give you the example of it if you'd like to see it. But it's a split done on a property where there's four. So, basically, this was a 43-acre property. I'm assuming a couple of those homes that are build there were already split out previously to the 2017 adoption of our exempt subdivision ordinance. So, what happens is, he's ended up making 4 buildable lots. And I know when you think of a subdivision, you're thinking of purposely surveying out lots, like numerous lots, like 10, 20, doing the subdivision, but, the way our ordinance described a subdivision is anytime you actually split a parcel, you're dividing that parcel, so it's a subdivision. So, when you get up to 4 parcels, is considered a minor subdivision. When you do 5 or more, it's considered a major subdivision. And one of the other requirements for a minor subdivision, that there's no road improvements, you're using the utilities and the infrastructure that's there. You don't have to change anything. And so, anytime somebody comes in and splits four parcels off, it throws you right into a minor subdivision. So, what we've done in some cases, obviously, they're not wanting to build. Actually, the owner divided some of this land off he said because he doesn't want anybody building beside him. So, obviously, this is a pretty easy fix, because we could just go in and list it as non-buildable and now you're down to three buildable lots, now you're under what's required for a subdivision hearing. And, I think one of the issues we've got here is that in parceling off these three parcels, you create a fourth parcel. That fourth parcel is not surveyed or described. It's like the original deed, and when you go to sell that, it's going to be the original deed minus.

Gary Friend said I'm lost. Which one on here?

Randy Abel said if you look back on the Richard Motes survey, so, there're three parcels. There's a two-acre parcel. There's a 4.8 and this other one is the 8.243.

Mike said tract 1, tract 2 and tract 3?

Randy Abel said yep. So, if you look on the orange, on this first GIS picture, the parcel splits are done in orange. So, there's a parcel at the bottom. There's a parcel up here. And then, there's a parcel at the very top which is just around the building, like a barn.

Mike said you talking about the orange outline?

Randy Abel said yeah. The orange outlines are clearer on the 2nd page picture. So, that's the three parcels that were actually surveyed off at a deed description. But then you have the remainder and that's the issue, that we don't have any deed description.

Meeks said you do, you have a deed description. You have the original deed, excepting those.

Randy Abel said excepting out the other three.

Meeks said yeah.

Randy Abel said so, I guess the solution that we've come up with, I hope it's acceptable to you, that we will just have a certificate which determines whether it's buildable or not, and I've included that on the second to last page maybe. So, we do a certificate like this for every partial split off. And at the bottom, it lists whether they're buildable lots or not buildable lots. And we try to describe in there how they can be made buildable if they're not buildable. But what we have to do then is reference this, reference a certificate to the actual original deed, because otherwise, you could be non-build, actually they made this one non-buildable. He said he's rather have this parcel non-buildable.

Gary Friend said what if he sells it and the next buyer wants it buildable?

Randy Abel said then he can make it buildable by going through a sub-division hearing or by adjoining it, combining it with.

Meeks said well why would you, but why would we need to do a certification to the original? I don't, I guess that's.

Randy Abel said because, so, when we originally started this process, the problem was, we had a buyer beware. You didn't want a buyer to get an acre that cannot have it buildable, and in this case, this original, undescribed deed is going to be non-buildable. The remainder is non-buildable.

Meeks said but if the guy still owns it, there's no way you can tie that certificate to the original deed. These original deeds are going to have the whole thing. It's not going to have the whole thing that those three exemptions. These three exceptions just got deeded off. So, you're requiring them to do a new deed?

Randy Abel said that would be the simplest thing. But no, we're not. But if it was all buildable.

Meeks said I guess you can't tie this to a deed because there's no deed to tie it to. Because there's an exemption. And there's no reason to do a deed to myself to myself.

Mike said but if he sells it to somebody else.

Randy Abel said they should have the view of seeing it's non-buildable.

Meeks said or they'll need, well they need to figure out, if there's no certificate, they need to figure out if it's buildable or not when they buy it. I go buy an acre of ground and it's, that's on me.

Randy Abel said but if this is reference to the original deed, that buyer of that remaining ground is going to see what's buildable.

Meeks said you won't pick it up, you won't pick it up. You won't pick it up in the search. That will not be picked up in a search.

Mike said can you create a non-buildable certificate that you would pick up in a search?

Meek said it won't tie to a deed, not that I know of. I'd have to ask my, I'd have to ask my staff, but I doubt it.

Randy Abel said so when we record these previously, we've referenced these to deeds. We reference them to other things that are recorded. Is that not appropriate to reference them to that, because they do, doesn't that turn up in a search, a reference?

Meeks said every search I've done, I've not seen one of these. So, I don't know. I'd have to ask.

Randy Abel said well we haven't been doing them since, for very long.

Mike said well why don't we test that theory? Can we test that theory?

Meeks said I can call my secretary and ask her.

Mike said my point is we may find, ask Randy where we've done this and then go search that original deed to see if we find it.

Meeks said I wasn't sure this was going to come up today. I'll go and do some research and then we'll come back in two weeks.

Randy Abel said so we also have a document that Jason drew up, is a restricted transfer document. And that restricted transfer has worked across like where you have a section line and you can't combine them because you can't combine a cross section lines, and then the person didn't have adequate acreage. And so, we do a restrictive transfer form, which affectively

creates the acreage required. And what it essentially says is you can't sell this parcel without this parcel. And that is referenced to both deeds. Now I'm assuming those will show up in a title search then.

Meeks said if it's in a deed it would.

Randy Abel said yeah. So, I really don't know. I mean this is kind of uncharted ground here. So, our other option is by the ordinance, if you have four parcels, you need to go through a subdivision hearing in front of the APC. And in that case, obviously, all four parcels have to be described and surveyed. I mean, you're not going to go out and do, Gray's subdivision with 20 lots and not have any, have one that's not surveyed. You know, they're all going to be surveyed and described.

Meeks said but there'll be lots of times that I wouldn't necessarily have to do the remainder. I mean, that's what did happen here.

Laura said I will just say that we called six other counties and the only one that required the new legal was Shelby county, and they have an in-house person that does it so it doesn't cost the property owner.

Mike said you mean on the remainder. I guess I think there's no reason for a new legal on the remainder. But we need to verify that if you're putting a certificate of non-buildable attached to the deed, whether that's a searchable document and that the title company finds and sees that document, because I don't want to buy it if.

Meeks said that's usually how it works. It's noted on the deed. And that's how you pick those up, Mike. I mean, I'll confirm that with my secretary.

Gary Friend said I don't get the non-buildable, like the homeowners trying to do. He owns the property that's non-buildable and if he doesn't want to build, why does he want to sub-divide it and say non-buildable?

Randy Abel said he just wants to keep somebody from building beside him, so he splits this off two or three times.

Gary Friend said but the owner can even stop that by saying no. Why would he?

Randy Abel said but he doesn't want somebody to come in and buy it.

Gary Friend said but if the owner won't want to sell a house, so, why are we doing this?

Randy Abel said I know. It doesn't make any sense. So, what he wants to do doesn't make any sense to me either.

Meeks said it's his property. It's his property. He can do it.

Mike said why isn't it non-buildable?

Gary Friend said okay. Yeah.

Meeks said if he wants to spend the time on it.

Randy Abel said so, there's enough acreage here to build any on any of these lots. So, it was a simple solution for us to say you're only creating three buildable, and that keeps you from having a subdivision hearing.

Gary Friend said yet, do you have to be congruent to call it a subdivision if somebody owns 80 acres and they want two on the west, quarter a mile away to do it again?

Randy Abel said if it's a parcel, it's splitting out of a parcel, that's the subdivision. So, if you split four times, make four parcels into one, you know, one parcel and four, then that's a minor subdivision. If you do it into five, it goes into a major subdivision.

Mike said so, he has consented to this being.

Randy Abel said yes, so he doesn't have to have to have a subdivision hearing.

Mike said he's consented to that.

Randy Abel said yes and technically, we'll ask Jason, and Meeks might know too. But if you're going to actually have a subdivision, where you're trying to make four buildable lots, and often times they do that out in the country where somebody wants to build four houses along the road.

Gary Friend said families do it.

Randy Abel said yeah. So, you have to have those deeds separate, I'm sure. It's rare that you have one created as the leftover. And that's what we're ending up with here. He's actually got three, but he's creating four because of the original.

Gary Friend said another question is, what happens with GIS? I mean, when you guys wanted to do something, what.

Laura said he wants to reference that certificate to the original deed. The original deed could have been recorded 20, 30 years ago. There's no way to do that, and he refused to let us do the split because of it.

Randy Abel said you can do the split. I'm just saying we need to list it as non-buildable.

Meeks said but if you tie that non-buildable lot to the original deed, that's going to be that entire parcel.

Mike said yeah, because the original deed doesn't have the exceptions.

Randy Abel said the certificate only says non-buildable to the remainder of what's not been split out already. And it lists it as 14 to 18 acres because there's that much difference between the calculated and the taxable acres on this parcel. Somebody is paying taxes on 4 acres that they don't have.

Meeks said so you would have to say partial non-buildable lot.

Randy Abel said and if you go into other parcels that have been surveyed, the difference between taxable and calculating that would be .1, like .02. Here we got 4 acres difference too.

Mike said what's the downside of the property owner that wants to do this to say, as part of this process to avoid a subdivision. Then you need to do a quit-claim deed from you to yourself showing the original deed with the exceptions and the non-buildable certificate?

Meeks said I'm certain there could be some legal problems with doing the deed, probably by the judge, judgments attached, all those other, I'd have to think that through.

Mike said that's the only way I'd know you're going to pick up the certificate.

Meeks said I'd have to ask my underwriter what they think.

Mike said then you would pick up the non-buildable certificate. And you'd pick up the what's left in the description.

Meeks said I know there's all sorts of issues and Medicaid qualifications and other things. So, I'd have to.

Mike said well I don't know how you're going to solve it otherwise.

Meeks said well you just don't do anything.

Mike said buyer beware.

Meeks said yeah, buyer beware. That's how you solve it.

Randy Abel said that's only other option left.

Meeks said I'd just have to see if you just filed that and had said partial buildable and then cite that deed, that that would pick up in the search. So, if you did the certificate, said partial buildable.

Laura said where is that certificate going to be recorded?

Meeks said I don't know.

Laura said I mean, you would have to take that up with the recorder? I don't know that it.

Meeks said it would be in the miscellaneous. I mean, they have a miscellaneous, right?

Laura said I can't imagine it being picked up in a search if you put it in miscellaneous.

Meeks said yeah, I can't, I mean because when you're searching, you're looking at that deed and that deed doesn't say anything. So, you're not going to, it's nothing referenced from that deed back to, and that's when.

Laura said right. And that's where the issue came in because we have no way of referencing that to that original.

Meeks said yeah, there would be no way from the original deed. And that's, that's the question I have here to see how that would get picked up.

Mike said and if it doesn't, then the only way it can is if a new deed is created.

Meeks said well yeah.

Mike said type of action from A to A.

Randy Abel said so, the way our subdivision ordinance is currently wrote, if you create, create four buildable lots, it has to go through a hearing. So, in our way of looking at it in Area Planning, a split like this would say you've got to have a hearing. And if you've got to have a hearing, I'll ask Jason, but I would say you would have to have all four deeds described.

Meeks said are they, did they file four deeds, because it's all going to the same people?

Randy Abel said no. There will be three new deeds, and then the remainder.

Meeks said are they deeding from themselves to themselves or are they deeding it to somebody else?

Randy Abel said I have no idea. I think person is getting one, one person is getting another, and I'm not sure who the third one, may be going to both of them?

Meeks said so they're deeding them to other people? Yes. And, yeah, these are different people.

Randy Abel said yeah.

Meeks said so this is actually a sale?

Laura said of the original too?

Meeks said yeah, this looks like a sale from just, I'm just looking at the. I'm going to have to look. I didn't realize this.

Mike said yeah, maybe you could talk to Jason.

Meeks said I'll talk to Jason.

Randy Abel said yeah, see what we do, because this, to us, it's just complicated. We don't know how to fix it with not being buyer beware.

Meeks said I think he'll be back on Friday or something, so I can talk to him.

Mike said but a quick question, if I did go through a subdivision, then the remaining description would be the original deed with the exception of the other three parcels taken out. It wouldn't necessarily have to be a whole, wouldn't have to be surveyed.

Meeks said no.

Mike said the other three are surveyed, then if I take those three out, what's left is surveyed by default.

Meeks said it's not a hard description.

Randy Abel said yeah. So, I guess my point is here, another thing, so if he had surveyed the last say 2.5 buildable acres, the difference between the calculated and the taxable, is four acres. So, if he tried to parcel one of these down to two and have the remainder be the two acres, there would be nothing left. Does that make sense? I mean, on this one, we're four acres off. Most of them, we're not four acres off. Most of them, there may be an acre off at the most.

Meeks said that's the surveyor. They'd have to go to the surveyor and get it fixed.

Randy Abel said yeah, I don't know how they fix calculated taxable acres. I don't know how they do that. I have no idea.

Mike said well, we'll take this under advisement.

Randy Abel said yeah. I think we need to just look at it further and figure out what the best process is.

Meeks said what the other issue is, when they do these splits, now the treasurer isn't calculating the taxes from like a year and a half. So, the new people, the old parcel is getting the whole tax bill. And they used to calculate it, and that's, it's causing some issues also. I guess they went to conference, I don't know.

Laura said well yeah, it's per State Board of Accounts they're doing that because State Board told them they could not do those tax splits anymore.

Meeks said they were doing it, and it was way easier for the people.

Gary Friend said and now you're a year and a half in arrears before it catches up.

Meeks said if the new person doesn't pay it the parcel, I don't know how that's going to work. I think it's going to be a mess.

Mike said okay.

Debra Johnting said I just have a quick explanation that I found when I first started. We have rows of houses on 100 South. There're maybe 6 houses there, were sold off 1 and 1 and 1 and 1, so, 6 houses. And hearing, gas gets notified, Ed Thornburg gets notified, the school gets notified. Everyone gets notified there's going to be a road that's going to handle all these new houses. All the questions, the gas, electric, the drainage plan. For 6 houses up north on Old 27, Jamie Meadows came in, drew it up, size of the lots, where is the drainage going to be, how are we going to get electric, are we going to have sewage, and it was all done ahead of time. So, that's the difference. Where someone can just kind of create their own sub-division without any guidance, without anyone being aware, and then all of a sudden, more kids on the bus. Right now, they're having drainage problems out there. There's no drainage plan. So, that's kind of what started the whole thing.

Mike said back in the 70s. They started that.

Debra Johnting said farmers would just say, hey you know, this ground isn't that great, everybody wants to build, there's a road there. All of a sudden, you've got a little subdivision with no plan.

Randy Abel said even after the 2 acres is required, people were splitting off an acre. And I remember you all didn't want that to be non-buildable. So, that's why we started this in 2017. So, we just kind of wiped the slate clean, started over.

Mike said and those are all before the two-acre requirement?

Randy Abel said yeah.

Mike said and that was kind of done one at a time as I recall.

Debra Johnting said and now they have water.

Randy Abel said and this way, because of the way the GIS is set up, we can, if you split one off and then one, we'll catch you on the 4th one, because of the way the GIS is set up.

Mike said well we need to address it, but we need to address it so it works.

Randy Abel said yeah.

Mike said hopefully the attorneys can give us some guidance here. I would say by the next meeting. So, I'll let the attorney.

Meeks said oh, I think I can figure something out, probably even after the meeting if I needed too.

Mike said put this on the agenda for next meeting.

Meeks said I'd have to go talk to my secretary. I'd need to talk to the recorder.

Mike said so, are you finding any full-time help?

Debra Johnting said we have a lot of applicants. I wanted to say, first of all, we had received notification that we had to have a flood plain, a certified flood plain administrator. I finished that training last week. So, we're a year ahead. Had to be done by June, 2025. The next thing I, Laura put that out right away. We've had several responses. I thought we'd keep it open until Friday. This week we have two hearings. I'm working on five petitions for next and I'm taking off next week. So, I've got family coming from Texas. They come once a year and so, next week is out. Hopefully, if we can work in, start some interviews this week, we will, take the, Laura, I'll let you know, take the, I think the Indeed advertisement off on Friday, see what we get after that.

Gary Friend said do you have this scheduled for a public hearing, June, with Farmland?

Meeks said well, we could talk about that. So, since Debra is here, we.

Debra Johnting said Meeks has the paperwork to sign. That'll go in the newspaper, be sent to the newspaper on Friday. So, that's one of the five for next month.

Meeks said Debra got this together. That was great. I'd like to thank you.

Debra Johnting said you're welcome.

Meeks said and so, those are the two documents I think we need you guys to sign, approve and sign. The plan, I mean it's just to build a, ambulance building. The question that I had, we'll need one of you guys there, or all of you, I don't really care, at the hearing. And probably, include you, but we have the list of people, that we must send notice to. But we can send notice to more, but that would be kind of up to you guys. So, if you would like to go farther out.

Debra Johnting, if you'd want to go farther out in the neighborhood.

Mike said the town board of Farmland?

Meeks said well, the town's on there.

Debra Johnting said yeah, I added that.

Meeks said yes.

Gary Friend said I can't think of anybody, I read the whole list. But everybody around, maybe the town board of Farmland.

Meeks said it'll be in the newspaper.

Gary Friend said in the newspaper. Whoever owns a trust over in there is in there, so. As far as their other questions, I read about are we going to enter off of which street. The ambulance is going to enter off Jackson Street. The parking lot will likely be the day room, in front of it, that'll be coming off of East Street. That's the normal flow. But we don't have any plans submitted yet.

Debra Johnting said right.

Meeks said so, this is just going to get the, because nowhere in the ordinance says it has an exception for ambulance.

Debra Johnting said it's a special exception in any zone.

Meeks said oh, I'm sorry, in any zone. That's what I mean to say. We'd have to do this in any zone.

Debra Johnting said right, correct. But you do not have to change zoning. In fact, it's better if you don't.

Mike said okay. So, our hearing if we agree to go forward with this, our hearing will be on June 18th at 7:00 p.m.

Debra Johnting said yes. And we can keep everything short and sweet. Whoever comes to present, I don't know what questions are asked. I assume it'll be how many people will be there, what street are you coming off of, and I can add that in the legal notice. Better they just come.

Meeks said I'm not going to be here June 18th. I can have Tom go.

Gary Friend said yeah, I was going.

Mike said you'll take care of that?

Gary Friend said yeah.

Mike said well let's, we have a petition for special exemption from the requirements of the zoning ordinance because we're building a municipal building in Farmland, or we're considering

building a municipal building. And we're requesting special exception to build a new ambulance service on this lot. If we're going to file this petition, I need a motion to approve that we do so.

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

Mike said this needs a notary.

Meeks said I'm a notary.

Mike said and then we also have a notice to interested parties, which we received a list of those parties via email, and just basically saying what we're planning to do and when we're planning to do it, and why we have to do it. And it is signed by the property owner as well. So, I need approval.

Debra Johnting said it doesn't have to be both. You can sign as agent or owner.

Meeks said we'll let Mike sign it.

Mike said I'd entertain a motion to approve this notice to interested parties.

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

Meeks said and I'll get you the copies this afternoon,

Debra Johnting said he's doing, we'll do the envelopes and get those ready, and you can either pick them up or we'll just drop them off.

Mike said okay.

Meeks said that would be great. Thank you.

Mike said so, and then June 18, at 7:00 p.m. I think we all know where we meet, so mark your calendars. And you're going to invite Brad?

Gary Friend said yes.

Mike said okay. Anything else this morning?

Debra Johnting said I don't think so.

Mike said any other questions of Randy or Debra?

Gary Friend said no.

Mike said Gary?

Gary Girton said no.

Mike said okay. Thanks.

Eric Devon- sewage system ordinance (tabled from 5/6/24)

Mike said Eric, county sanitarian. On site sewage system ordinance. Morning Eric.

Eric Devon said good morning.

Mike said so, we don't have one of these now? Do we have an ordinance that covers onsite sewage?

Eric Devon said we have one. It's pretty dated.

Mike said okay.

Eric Devon said it's from 2004.

Mike said okay. And why are we recommending changing it?

Eric Devon said there are a lot of changes in the new ordinance that was revised as of March of this year. Some of the key points are what the definition of a bedroom is now. They require 40 square feet, a closet and egress. That's the biggest point, because there are people who have what's considered a bedroom and they use it as like a den or whatever, and then whoever buys it later on down the road turns it into a bedroom. And then you're messing with how many bedrooms it is, and the septic systems are based off the bedroom sizes.

Gary Friend said you said 40 square feet, indicates a bedroom?

Eric Devon said 40 square feet.

Gary Friend said with an egress window and a closet?

Eric Devon said uh huh.

Gary Friend said I thought it was 110 or so.

Eric Devon said 40 square feet.

Mike said so, if I put the den in, that's 120 square feet. So, 160 square feet, let's say, and I don't put a closet, then it's not a bedroom?

Eric Devon said nope.

Mike said so, I put a septic system in for that. So, then, I sell that house to somebody and they put a bedroom in there. What have I gained? Or, what has the county gained? We can't go, we don't go back in and tell them to enlarge their septic, do we?

Eric Devon said unfortunately, we do, because there's been, I have been told specifically, numerous times, that we do not grandfather in old systems.

Mike said how do we know that, how do you know I've done that?

Eric Devon said because Area Planning will not approve building without a look at septic. So, we work together to insure that.

Gary Friend said how would Area Planning know though?

Eric Devon said if they're getting a building permit to update.

Gary Friend said somebody has another child, they move into the den.

Eric Devon said yeah.

Gary Friend said and you find out, you'll have them upgrade their septic?

Eric Devon said no, I mean, if it's, if it doesn't meet the definition of a bedroom, it doesn't. I mean, there's, I won't.

Gary Friend said is a closet of the building structure or is it a, I mean, my grandparents had closets, they were big wooden pieces slid into a bedroom. What's the definition of a closet?

Eric Devon said if, to be honest with you, if we're going to specify what qualifies as a closet, it just says 40 square feet egress and a closet.

Gary Friend said is this state mandatory, or are you just doing it?

Eric Devon said this is state, yes.

Gary Friend said it's state mandatory then?

Eric Devon said yes. As of the date of the revision, they informed me that that current local septic ordinances were invalid.

Gary Friend said so, our septic ordinance right now is invalid?

Eric Devon said yes.

Gary Friend said what do you do if you find out somebody has had a 4th child and moved them into a den? Do you actually go in there and tell them to upgrade their septic?

Eric Devon said no.

Gary Friend said then it's a hollow law isn't it?

Eric Devon said well, I mean, we'll, if it isn't the definition of a bedroom, I can't enforce that. If it's a den, they just have a 100 square foot den and a bed in there, that doesn't meet the definition of a bedroom.

Mike said so, if, so, really, if I'm adding on, that's when you're going to find out?

Eric Devon said yes. If you were adding on another bedroom, then yes.

Mike said so, section B, definitions, constructions, new means, and then there's A and B paragraph, which basically talks about new construction and talks about remodeling, rebuilding, residential out building or commercial facility. And then it says best judgment shall not be used for new construction. What does that mean?

Eric Devon said example what we were talking about before. If somebody has an existing house and they're using the den as a bedroom, we wouldn't make them go in there and update.

Mike said well that would say best judgment should be used.

Eric Devon said yeah.

Mike said new construction, not that it not be used.

Eric Devon said but new construction has to follow the exact guidelines.

Mike said well, I understand that.

Eric Devon said of the ordinance.

Mike said and I understand what you're saying Eric. You're saying that I'm going to use my best judgment to see if that meets the requirement of new construction. But this says you're not allowed to use your best judgment.

Eric Devon said on new construction, you're not allowed to deviate at all from what state wants. I mean, all the steps have to be taken there. A soil test, and then, minimum sizing requirements, and notification to the installer of a permit, and a plan review. I review the plan and issue the permit. There's no breaking away from that on new construction.

Mike said so, basically, that's saying that you have to dot your I's and cross your T's in new construction?

Eric Devon said yes.

Gary Friend said where did you get this ordinance?

Eric Devon said this was a template the state sent out, and Meeks filled in the parts that were relevant to the county.

Mike said that's pretty thorough.

Gary Friend said uh huh.

Mike said I guess that, I still wrestle with that being in there. I mean, I presume you would, I would think there would be a better to say that you can't vary from the ordinance under new construction.

Eric Devon said yeah. On existing structures they always say you do this or best judgment, like if their system was built 10 years ago and they're just replacing the tank or they're doing a repair, you know.

Gary Friend said yeah, non-deviation would be the same thing on a new build.

Eric Devon said yeah.

Mike said well I guess that. I understand it now, so. You're saying the state requires us to have this ordinance?

Eric Devon said yes, and no deviation from this that is stricter than this, meaning we can't implement anything stricter.

Mike said okay. Is this something we want to move on this morning?

Gary Friend said we about have to, if we're already in the rear on. What did you say the date was of the old ordinance was that we updated?

Eric Devon said March 28th.

Gary Friend made a motion to approve.

Mike said I have a motion to pass ordinance number 2024-08, Randolph County's on-site sewage system ordinance by title only.

Gary Friend said yes.

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

Mike said we're a little, six weeks behind. I think we typically, when we do pass an ordinance after the first reading, we don't suspend the rules to allow the public the opportunity to review and comment, and basically, wait and see if we get any phone calls or questions.

Gary Girton said if we need to, even though we're behind.

Mike said we'll have a second reading at our June meeting and see where that takes us at that point. We could suspend the rules if we unanimously voted then and adopt it in the first meeting in June, or we could wait another two weeks and have the adoption at our second meeting. So, presuming we want to continue down the path of adoption, the latest it would be adopted would be our second meeting in June. The earliest would be our first meeting. Okay. Thanks Eric.

Gary Friend said I have a question. We had the discussion last meeting about a certain individual who was required to upgrade the septic on the tornado event.

Eric Devon said yes.

Gary Friend said why can't that be left alone as we left Gas Light alone. There's no harm, they did, this would be a best judgment, because nothing they did caused this, other than a tornado took out their house, right?

Eric Devon said yes.

Gary Friend said do we have the authority, that you know of, to say we want you to leave them alone on this because they are a tornado victim?

Eric Devon said no. I got clarification from the state, Alice Quinn, she's the director of the Environmental services for the state. I received a septic inspection from Barnes.

Gary Friend said how did they get that septic inspection is what I want to know.

Eric Devon said they got the inspection.

Gary Friend said who did? Who ordered it?

Eric Devon said the property owner.

Gary Friend said okay.

Eric Devon said the property owner got the septic inspection and, in that inspection, it stated that the tank itself was undersized for what they were wanting to build. And at that point, I didn't have a choice, if it, the septic inspection said that the tank was undersized.

Gary Friend said so, from your understanding then from the state, do the commissioners have the ability to grandfather that one due to it was a tornado event and not an expansion?

Eric Devon said no grandfathering in. That was the direction I got from state. From what I read, it was a 500-gallon tank for a two-bedroom house, which is undersized by 500 gallons. And at that point, I got the report from Barnes, I had to treat it as such, if it's undersized.

Gary Friend said I understand all that. What gets me a little bit is that's not the only 500-gallon septic tank throughout the county. Just because other folks haven't had a tornado, they're not going to be burdened with the cost. These people are burdened with an excess extra cost only due to a tornado. And there's nothing we can do to say, hey, continue on, is all I'm asking.

Eric Devon said unfortunately, not.

Gary Friend said I legally don't know.

Eric Devon said I've taken it, every situation from the tornado case by case, and you know, a lot of the systems were valid, and I just, as long as they had a septic inspection from Barnes saying you know, everything is good, I let them build. But this was the only situation where I got a report saying that the tank was undersized for what they were wanting to build.

Gary Friend said what's this going to cost a home owner? I doubt their insurance will upgrade their septic because of the tornado. What kind of burden is this on them?

Eric Devon said well, it's just the tank. They don't have to replace the whole thing. They're just replacing the tank. And a 1,000.

Mike said replace a 500 with a 1,000.

Eric Devon said yeah. It's a 1,000-gallon poly tank. I don't have cost on that.

Mike said insurance might require that, or, might pay for that.

Eric Devon said well and that's what I explained to them with this report, you know, you can take it to the insurance and see that it's undersized now.

Mike said supposed you could build a one-bedroom with a big den.

Eric Devon said exactly.

Gary Friend said well my main question to you was, was there any leeway for the commissioners of the county to say hey, we don't want to do that to them because it was just a tornado that exposed them, and you're saying no.

Eric Devon said unfortunately, not.

Gary Friend said okay. Appreciate it, thank you.

Mike said any other questions?

Gary Friend said I do not.

Mike said okay. Thanks for coming in. See you in a couple weeks.

Aaron Black – Support for Union City Daycare (tabled form 5/6/24)

Mike said Aaron. Aaron Black, superintendent of schools, Randolph Eastern.

Aaron Black said good morning. I do apologize for not being present on the 6th. Had another engagement in Indianapolis, and couldn't be in both places at one time. This morning just following up on the current situation of the daycare in Union City. Just a quick time line for the commissioners. On April 5th, we were notified that our families in our community were notified that the YMCA was going to close the daycare in Union City effective this Friday or next Friday. I'm not quite sure, one or the two. It's the end of May. That kind of prompted a lot of discussions, phone calls to myself and my school board asking if the school would be interested in pursuing that venture. So, I, in our April 20th board meeting, I shared with the board my initial thoughts and what they charged me with was to build a coalition of partnerships in order to see the opening of the daycare. So, from that time, and I shared this in a letter, I met with the YMCA, Steve James who's representing the Y because a big point of contention is the equipment and things at the daycare, which I believe the county helped pay for 5 or 6 years ago when the Y was opened. So, I got a commitment from them to leave the equipment there. The school would purchase it for a dollar in order to keep those things there. I'm waiting an itemized list of what all that includes. The city of Union City has agreed to cover all utilities through December 2026, and the Wesley Church who owns the building currently, has agreed to a \$500.00 a month lease for the space until December 2026. Also met with FSSA, who is the funder, really the largest funder for the children out there with Social Security in the state and got an understanding of the numbers and cents on why it wasn't successful. Really, the issue at the YMCA daycare is it never got past a level one quality, which really impacts the amount of dollars that you recoup per student that is on that state aid program, by about \$70.00 a month, which when you get that per child up to 40 children over the course of a year, that equates to a lot of money. So, I say all that to say I think it can certainly be a successful daycare in Union City if managed correctly. My request to the council and the commissioners was \$150,000.00 seed money. That would be to help with initial staffing. I toured the facility last week. It's going to need freshened up, for lack of better words, a lot of paint, lot of trim, just deep, deep cleaning, things like that are going to have to occur before we think about moving children in there and having it recertified by FSSA. The council proposed a good idea. Instead of the \$150,000.00 being given to us, that it be giving it in the format of a loan. And Meeks was nice enough to share with me a document on what that would look like, so that would be repayable by Randolph Eastern if the daycare shows to be a profitable venture in the future. All that says, so, last Thursday our board meeting, Randolph Eastern School board meeting, I made the proposal to our board that we go down this road and the venture into the daycare facilities, which is a new one for our public school system. And they voted upon the commissioners approving the loan of \$150,000.00, they've given me the ability to start the Brave Littler Learners' Community Daycare in Union City. So, that's where we are today. If the commissioners have any questions as far as my work, I am not a daycare expert, do not claim to be, that's not our world, but I just

feel passionate that this is something that we cannot see go by the wayside in the city of Union City.

Mike said how many kids are, or were enrolled when they closed?

Aaron Black said they've ran anywhere from the census between 30 and 40s. I think they displaced 27 students, or kids when they sent out their letters to close. Capacity is 45. So, when we walked the facility, we walked with the FSSA director, actually certified that building and they shared with us that the census should be between 40, 45 consistently.

Mike said and was the Y never level 3 over there?

Aaron Black said no sir.

Mike said I guess I thought that was part of the original grant from OCRA that it would be a level 3.

Aaron Black said it never exceeded a level 1. That's not just the facility. So, the facility is certainly a level 3 facility. It's all about the staffing certifications, but they were never able to obtain.

Mike said do you think you can?

Aaron Black said yes sir. We're opening our pre-school at a level 3 because of the staff that we're.

Mike said I understand that. Your childcare is going to take on a whole new group of employees.

Aaron Black said yeah, same certifications. That's the nice thing. So, the CDA certifications that we needed to get our staff for our pre-school are the same certifications that we'll need for our daycare. I feel confident that we can because I think our pay rate will be much higher than what the YMCA was able to do.

Mike said so, how many staff are you required to have to be level 3?

Aaron Black said depending on the number of students by age. So, for example, for every kid under 12 months, that's one staff member for every 4. And that number increases, so, I think when they're 3, it's 1 to 8 is the ratio. So, we'll need a director, and we're projecting six staff members to get this thing up and running.

Mike said and level 1 to level 3 is how much does that gain in revenue?

Aaron Black said I can share this with you, but as a licensed center, monthly, a level 3, a level 4, which is certainly possible, is \$439 a month and a level 1 is \$387 a month per qualified child. You're welcome to have this document if you guys would like, the FSSA reimbursement rates.

Mike said I don't need it.

Gary Friend said is this childcare is \$110.00 a week?

Aaron Black said did I say a month?

Gary Friend said yes.

Aaron Black said sorry. This is a weekly reimbursement.

Gary Friend said that's a big difference.

Aaron Black said yes, sorry, my apologies. That's a big difference.

Mike said so, so that would be an increase of \$2,340.00 on 45 kids per week?

Aaron Black said correct.

Gary Friend said the Y was getting the level 1 per child.

Aaron Black said right. That is correct.

Gary Friend said and, I haven't seen their financials. They weren't profitable?

Aaron Black said so, the first year what they shared with me was they were \$103,000.00 in the hole, and the 2nd year, they were \$40,000.00 in the hole. But they were never ran at capacity, and I'm not, I just know, shared that they were in the red. I don't know any details on the why behind that.

Mike said well, I think it was kind of confirmed that they weren't making money is why they had to close.

Gary Friend said the root of my question was they're not the highest paid staff out there and you're going to up pay that?

Aaron Black said yes.

Gary Friend said do you have a wage already for your director?

Aaron Black said our director will probably be, depending on their qualifications, probably between 50 and \$60,000.00 a year, and our staff will start between 13.50 and 16.50, depending on the certifications that they earn.

Mike said is that commensurate with your pre-school?

Aaron Black said yes sir.

Mike said well these typically, a non-forgivable grant, or forgivable grant is, the borrower pays us if they fail, not if they succeed, the ones we've experienced. So, this is a little different.

Aaron Black said I didn't, Meeks sent me the document that you've shared as far as contract on the grants in the past. I would say it's really up to you all to share what you would like to be in that if you choose to go down this road.

Mike said I'm presuming that part of your savings is going to be the city of Union City paying your utilities. And that's got to be a substantial sum.

Aaron Black said honestly, that's the head scratcher. The YMCA, my understanding was they were responsible for \$12,000.00 a year that was utilities and rent. So, with the lack of overhead.

Mike said unless the church was contributing in that situation as well.

Aaron Black said correct.

Mike said do you know what the, it doesn't matter, so. So, half of that would be what you.

Aaron Black said the utilities for 2023 were right around \$17,000.00.

Mike said 17,000.

Aaron Black said yes sir.

Mike said okay.

Aaron Black said and again, good conversations with Steve and from the Y's perspective, it was a bit of a management, like a personnel-type, like not being able to hire the people that they felt was someone ought to be successful. The overhead piece, that's what leaves me scratching my head why it has not been profitable because a lot of that work was paid for up front by OCRA, the county, and the city of Union City and Wesley. And then the ongoing overhead has been very, very low from a perspective of utilities and building costs.

Gary Friend said I'd like to ask you some questions. You're one of 5 schools?

Aaron Black said yes sir.

Gary Friend said why it went down to four schools, you probably can't answer, but the public would ask, why should Randolph County government get into supplementing daycare? For me, personally, I don't know how you could ever make that a fair situation across the county. I've got a couple examples, one, are part of these 40, 45 spots going to be dedicated to your staff first?

Aaron Black said we're going to have our own staff daycare that will not be a part of this.

Gary Friend said will not be a part of this?

Aaron Black said no sir.

Gary Friend said and how do you keep out of county people from using that daycare at our expense and the county taxpayers?

Aaron Black said well the only way, some from Darke County, that's a question, it would be someone from Union City, Ohio, the only way they could participate is if they were paying, and that's if we were not at full capacity.

Mike said how do you exclude that, just by address?

Aaron Black said yes. Well, because the voucher program, in order to be qualified for the voucher program, they've got to be a resident of Randolph County.

Mike said so, if you have only 40 and you have 5 open slots, you could take a Darke County if they were to pay private sector?

Aaron Black said correct.

Gary Friend said I guess I can't square the circle on governmental supplementing a daycare of Randolph County. This becomes a burden, a mandated burden. If we tell you yes, if you get that, I would expect all four superintendents that aren't here today in here trying to do the same thing. And we've been into this daycare situation a little bit, but that's actually, because this is a forgivable loan if you don't get profitable. And it let's, you know, if you get profitable, then you can give raises that profitable level. You're not-for-profit anyway. You can go down to zero. And it's just a \$150,000.00 we're going to pay for daycare in Union City, but we have 7, 8, 9, 10 other towns depending on whether you count the unincorporated ones or not. I don't understand how we can fairly pay for daycare.

Aaron Black said my only thought on that was that decision made when you made the investment 5 or 6 years ago.

Gary Friend said no, we made investment in equipment, not in the operations.

Mike said well, we made an investment in the building, not the operation, but we invested \$100,000 to get it going.

Aaron Black said so, I guess my question, if I was to make a request, say give me, provide us \$150,000.00 to upgrade the facility, you would feel better about that then?

Gary Friend said no, I wouldn't feel better at all. That's a fair question and my fair answer is live and learn.

Aaron Black said sure.

Gary Friend said from doing that, I have personally, self, and learned, that this is not county government responsibility. Now, it can be, I get all that, but this could start here and never end. And then, we, of Randolph County government would have to say we've got to end this unfunded mandate stuff. And now you've got a daycare crisis across the county. I think daycare will backfill itself in, if we just get out of the way and let you operate it at those rates per week, which is very profitable. To not be profitable. Private folks do it all the time. Just not in Randolph County and not in Union City, maybe, but they do elsewhere. Constantly, they're full, you can't even get in. So, that's my thing. I'll be honest, I applaud what you're trying to do and get and it's something that will help Union City, the region, the school and the parents. But it's not ours to do in my opinion so. I'll leave it there. I don't want to act like I'm beating you up.

Aaron Black said no, no. Trust me. I respect that. My board and I had a lot of discussion on if it's the school's responsibility.

Gary Friend said sure. And they're saying no, right?

Aaron Black said my board?

Gary Friend said saying that the daycare's the school's responsibility.

Aaron Black said my board says it's our responsibility if we have a conglomerate of folks come together to say that we'll work, make this work together.

Mike said so, rather than your time, what's their contribution?

Aaron Black said the boards?

Mike said the school corporations.

Aaron Black said initial contribution or to this point?

Mike said is Randolph Eastern going to put financial backing to help get this thing going like Randolph County is doing I guess.

Aaron Black said one, I think, so yeah, there's a large amount of risk, but two, there's been a great amount of time spent on this. But that's, I guess that's part of the point. Like, we don't know that we, we're not in the daycare business. We're just looking for partners. It's really a matter of this is something that the county wants to be a part of and for it to be effective and Union City or not, like, I told the council, I'll walk away out these doors if you say, and I'll report back to my board and we'll say it's not our venture. I don't know that we're in a position to say sign us up on our own and we'll eat the initial cost to get to start.

Mike said well, I'm not saying that. I guess, if it's a coalition, it's a coalition between the Wesley church, Union City and Randolph County, is it Randolph Eastern involved as well, or are they just involved with the time?

Aaron Black said well I think where we're involved, it's certainly the time, but there'll be financial upkeep that we'll be involved with as well. Like we've agreed to do all the maintenance for the facility.

Mike said so, do you have a proforma budget as to what your first year's going to look like?

Aaron Black said I have a, yes. I thought, maybe I didn't share that with the letter.

Mike said I didn't see any budget. You shared Union City and you shared Wesley church, but.

Aaron Black said so, based on, this is a very conservative budget, which I know you all can respect, anticipating around \$450,000.00 expenses and income right around 448,000, which would be a loss of \$1,000.00, which I, that's an extremely conservative. That's based on census of 30 students and not 40. And really elevating potential costs. And that includes what it would look like after, when we're responsible for utilities and a higher rent payment as well. So, again, very conservative. That's why I, I've crunched numbers a lot of different ways, and I do not know how or why this hasn't been profitable in the past. I just don't that I can ask my board to put the cash up front in order to go down this road, because we're just not in the daycare business.

Gary Friend said I kind of get that. We're not either.

Aaron Black said I don't disagree with you.

Mike said and I guess, Aaron, I'd be more inclined to say that we would be part of the coalition but typically, as part of a coalition, we have all parties putting money up front.

Aaron Black said sure.

Mike said and Union City's agreed to pay \$17,000.00, Wesley church has, they're giving you a break. I don't know what the rental of that building would be if it didn't have daycare. And it falls to the county, which I feel a certain sense that economic development that childcare is going to be happening. But, I'm not sure the county should be the sole, the majority funder of this I guess, again. We did it \$160,000.00 4 or 5 years ago. And we're being asked to give another 150 now, that's \$310,000.00 in a daycare system. What do you think, Gary?

Gary Girton said well, I don't want to see it fail.

Aaron Black said what would, just a question, what would the stake, if the school would say \$50,000.00 we'll come to the table, all of Aaron's time and Aaron's resources as far as people and, that's what I'm, I'm just curious what. If there's a number.

Mike said I'm not seeing, a number here.

Aaron Black said sure.

Mike said I mean, Randolph Eastern, it's a public entity. They have, and the school corporations have cash. I know everybody's tight with cash. Honestly, we have a lot of funds that we could draw from. Council didn't want to draw from the Windfarm funds for this project. Puts it back on EDIT funds but I don't have a number in mind. I just, it's unusual to not have, in a coalition, not have everybody saying that we'll put this in.

Aaron Black said sure.

Mike said and I would be more inclined if everybody was putting money in, to reduce the county's obligation here or request. So, I'm not, it's a roundabout way of saying I'm not telling you what that number should be. I'm asking you to go find that number. So, see if they're willing to do that.

Aaron Black said so our commitment to the maintenance of the facility and our time is not.

Mike said it's a value.

Aaron Black said okay.

Gary Friend said with maintenance to the facility, it's a value to Wesley and not to Randolph County. It's their building.

Aaron Black said well you have to maintain the daycare.

Gary Friend said yeah, you have to keep their building, that's value to them.

Gary Friend said is that \$3,000 a head? Somewhere in that range? I don't have my calculator, but, it's a daycare. Is it starting a little over \$3,000.00 a child or \$360,000 total I think to have into this daycare. I just don't look for the loan to be paid back. If it was paid back, over what, a decade? I mean, the loan document didn't say exactly how he's going to pay it back.

Aaron Black said sure. And I didn't, the loan document I got was just a sample I think, from Meeks.

Gary Friend said I get it, I know.

Aaron Black said the terms, you all could set that.

Mike said typically, if you're successful, we forgive it. So, and I wouldn't have a problem doing that if you're successful. But, I have a problem in the beginning of saying, and I'm, if I'm wrong, tell me, we're going to be the majority funder of this to get you guys started in this.

Aaron Black said yep, you certainly would be the initial.

Mike said and I'm not sure we should be, I guess, is where I'm coming from Aaron. So, if that gives you any idea where your corporation, if they think it's a good thing, and if Union City thinks it's a good thing, maybe Union City and let the school corporation step up to the plate and be giving a little more and it is a full coalition.

Aaron Black said well, I, just respectfully say that's a bit of a slight to say that we haven't stepped up to the plate.

Mike said well, I understand. I wasn't, I didn't mean that. You've got a lot of time, you've made commitments, and you're going, I guess. .

Aaron Black said out on a big limb here.

Mike said well you are, but you also, you're going to have your own for your own teachers, so, I don't know, I'm not sure how that fits in, but it's going to be separate, so, you're going to have to learn to do it there too. So, one might say this is a test case for you and you're going to learn this there, and then you'll roll it over into your own teacher situation.

Aaron Black said two very different beasts, but I completely understand.

Mike said well I'm not in the daycare business either, so.

Gary Friend said I think it would be a test for us to do that too, because four other school corporations would want to challenge the county to the same style of funding.

Aaron Black said Monroe Central is, as far as the staff daycare, Monroe Central and Randolph Eastern both, are part of the same grant process for the staff daycare. They're starting one in August, as well.

Gary Friend said are they coming to ask us for money?

Aaron Black said that's for the staff, not the community daycare.

Gary Friend said staff is your people?

Aaron Black said correct.

Mike said you said you don't want to see it fail over there.

Gary Girton said no, that's why I think we need to try to work out something to make sure it's going to continue because we have too few of childcare facilities in the county right now. I mean, we've got people, because they can't meet qualifications, are backing out and closing. Because the state has mandated what you can have, how many you can have in your house, and what the qualifications are. And so, you know, this has been an issue for years and years and

years, and it's not getting any better in this county, anyway. Because you look at the statistics that the state has out for the county right now, there's even a very small percentage of our needs. And, most of the counties around us aren't doing much better. I don't know how we go about doing it. I would get involved with making an EDIT loan to them for a multiple number of years with zero interest and then pay it back, stretch it out so they could get functional and help them with the seed money to get up and going, and that would have to be paid back over a period of time to make sure that it doesn't die, because we've put a lot of money into it, then just let it fall apart.

Mike said so what if they can't pay it back?

Gary Girton said well I don't disagree with what he's saying. I think if you look at the figures and you look at the number, the demand in the county, and the demand in their area, and their potential of bringing some over from Ohio, if they have the opening, I think it can function. I think it just needs to have, and they're talking about providing, you know, getting a staff that they're going to oversee. And that's a big thing, it's the staff. That's not just here in this one. It's here in all of them in the state. All of everywhere, it's the staffing and if you're going to be a registered and licensed facility, then you've got to meet the state's requirements, where if you're a private one, you can have 5 and under, then you don't have to meet those requirements. But then, they aren't providing the education and so on, they're just providing daycare, where the program they're putting together, and going to try to maintain is a facility that's going to be not just affordable, but it's going to be providing education to the students. And that's the other thing that's important. You don't see it; they can't mandate in the 5 and under facilities in the state. So, I think they've got a lot of change right now. They can be moved forward. It's their operable, if they can just make the transition and get going.

Mike said providing they can get to level 3. That's the key.

Aaron Black said and one thing that I shared, Gary, to your point, if I can, that I fully respect your opinion that every school could come to you, the county and ask this question. I wouldn't tell you how to deal with that, but you know, you all have been very giving to our KISS TV and our Apache program to the tune of about \$148,000.00 but I want to compare that to what's been given to Randolph Central's welding program. There's about a \$100,000.00 difference and to be quite honest with you, I was urged by some county leadership, hey, they gave another \$100,000.00 to the welding program, you need to show up. I didn't come because we had another grant opportunity. It just was the right thing to do. So, I guess, how do you stop that Pandora's box with all those different requests?

Gary Friend said we're just supposing that we're going to stop with the schools. We have a church in Winchester that we put some EDIT funds into, the commissioners then, and they come around for round two and we told them no, raise your rates. But we can't stop the schools, I wouldn't think, the daycares that important, but you take a small outlying town like Saratoga or Ridgeville, Modoc, their tax dollars will fund all this. They can't run their kids over to Union City for that use.

Aaron Black said sure.

Gary Friend said who's going to take care of these people? Going to put them in every elementary school then, so every community has opportunity for their input into EDIT. To have a child daycare, that's why I think it's just too much for, it's not our responsibility to get in. So, I agree with what you're saying. But it's hard to find the start and stop to how much money to one. But you can't say Union City enrollment is not the same as Winchester's enrollment, Randolph Central, and that there's a parody of percentages there. It actually comes out pretty equal, I would imagine.

Aaron Black said yeah.

Gary Friend said right? So, there's, there's tons of ways to market and do the numbers, but I mean, daycares have been happening since children's been born in the world. And there're just different challenges ahead, but, just not. We don't have a tax base that says daycare. Neither does the school, which is with what Mike was saying you know. And you know, for instance, this daycare here, that you're talking about, are they going to have school benefits? Are they going to have the benefits the school provides your staffing daycare?

Aaron Black said none of our hourly folks will not. The director will have an opportunity to.

Gary Friend said but the average folks won't have the insurance if they wanted, anything available?

Aaron Black said none of our folks have, hourly folks have insurance available to them.

Gary Friend said at the, through the school?

Aaron Black said at the school.

Gary Friend said I guess my question is, will the people at this daycare be considered a Randolph Eastern employee?

Aaron Black said yes, yes sir.

Gary Friend said thank you.

Mike said so, Gary, do you think we should loan them a \$150,000 at no interest?

Gary Girton said well I'm not in favor of charging them interest, but think they want to try to get a program going, but the amount of money, I'm not sure. That's something, as I said a while ago, I think we need to discuss it, the issue of the staff being involved with the school is another positive thing as far as keeping it functioning and maintaining it, and so on. That's something that wasn't in this situation.

Aaron Black said and my original request, I think I shared a \$100,000.00 year one, then revisit in year two, that, I know, Missy is still here, but I believe it was the council's recommendation that

we pursue the \$150,000.00 loan situation. So, if it would make commissioners, put you in a better spot where you split that in half and we revisit it, or if it's a no, altogether, I don't want to beat a dead horse, don't waste anybody's time.

Gary Girton said well it's not a no altogether for me because I'm looking at the big picture of what we put into that thing, and what needs to be done over there, and the possibility of it dying and having to try to restart another, for somebody else to restart it. If there's some way we can help maintain it and help it to grow, let's help to maintain the start then you make it grow, then, I'm in favor of that.

Mike said so, what if we loaned Randolph Eastern \$100,000.00 zero interest for a 5-year term and paid back at the end of 5 years?

Gary Girton said for a start. You want it all paid back then by, if possible. You going to make it that term that they have to pay back.

Mike said I'm just, I'm just throwing that out there.

Gary Girton said I can go with a 100 at zero for 5 years. That's kind of what I was thinking.

Mike said I guess, for me, I would probably not loan you another 50. I would probably say, I think after a year, Randolph Eastern will know whether or not they can do this or not, and they would be willing to put up the 50 to keep it going.

Gary Girton said I don't disagree with that.

Mike said I think the 100 gears you up, and I guess I'm hoping it's not all for a director, but maybe it is, but.

Aaron Black said it is not.

Mike said okay, so.

Aaron Black said it will be the director and initial staff and staff training before we can get kids in the building.

Mike said and that'll get you up. I think it's key that you get to level 3.

Aaron Black said 100%.

Mike said I think that's what you said.

Laura said are you looking at EDIT?

Mike said and that would be an EDIT, I think, is what.

Gary Girton said that's my feeling.

Mike said is what the council has charged us with. And then at the end of the 5 years, begin paying it back?

Gary Girton said well I think it depends on what their profit is. If they're making a decent profit, so it's not like a \$10.00 profit for the year, so they can pay back a significant amount over two or three.

Mike said I guess they could be called in five years and just be re-discussed.

Meeks said there's no, I don't know how you would say if it's profitable, you pay us back. I mean, I can't write that, right. I mean, I have to put something like either if you make X amount, then you pay X amount back. We generally have done it, is just do it, the 5-year loan, you pay it back in 5 years. And then in 5 years we don't, we can't, or whatever, you come back and you discuss it again.

Gary Girton said that's alright.

Meeks said I mean that's, you have done that in the past. I think, or maybe the city of Winchester has done that in the past. I forget which one. I'm not sure we've done that in the past.

Mike said basically, you're saying it's going to be due in 5 years and you're going to talk about it again in 5 years?

Meeks said or pay it back in 5 years, if it's making money, right?

Gary Friend said that could be pretty difficult if it's not set in terms now, either, or.

Meeks said well the term is you pay back in 5 years. I mean, there is a term.

Gary Friend said you come back in 5 years and the commissioners, at the time, say no, you owe it, then your board, they're going to want to know that up front.

Aaron Black said yeah.

Meeks said and they'd know that today.

Mike said that's probably a better way to do it.

Meeks said if they don't take the money, then they don't take the money.

Gary Girton said I agree. I'll make that in the form of a motion.

Mike said okay, I have a motion to loan Randolph Eastern School Corporation a \$100,000.00 for the startup fees for the Union City Daycare for a period of 5 years at zero interest, due and payable in 5 years. I'll second that motion. Any further discussion?

Gary Friend said no.

Mike said Gary?

Aaron Black said just one to clarify. So, at the end of 5 years, it's due back unless there's a discussion.

Mike said it's due back and if you can't pay it, then whoever is in your seat will come to whoever is in these seats and say sorry, we can't pay it back. And they could say sorry.

Meeks said you're in default.

Mike said sorry, you're going to have to.

Aaron Black said got it.

Mike said they could say okay, what can we do for you?

Aaron Black said yes sir, okay.

Meeks said I don't know how that affects you guys' funding mechanisms. I will tell you that. I don't know how it affects you guys' bond ratings and all that stuff. That's something you'd want to talk to your attorney about. It doesn't affect us, because we're giving you the loan. Our bond rating is fine. But I just don't know how that all works. So, you might, that's something very important for you guys to kind of figure out.

Aaron Black said sure, yep.

Mike said okay. Any other discussion?

2 aye votes. 1 nay vote. Motion carried.

Mike said well, we're loaning you the money out of EDIT, and that will take place, we'll have to amend our EDIT plan the first meeting in June.

Meeks said and we'll have to get the loan documents.

Mike said and then we'll have an EDIT board meeting sometime between the 1st and 2nd meeting in June. So, it's going to be probably, the 15th before that money will be available, middle of the month, I would think would be the earliest it would be available.

Laura said do we have to advertise for the additional so, we could have it, July, the first meeting in July?

Mike said first of July.

Aaron Black said is there still potential that it won't happen? I just report.

Mike said no.

Aaron Black said okay. I just have to report back to the board.

Mike said you'll get your money.

Aaron Black said okay. Well thank you all and trust me, I certainly respect and appreciate all perspectives.

Mike said well good luck.

Aaron Black said okay thank you.

Mike said hope it goes well.

Aaron Black said hope we don't need too much of it.

Mayor Bob McCoy - update

Mike said so, the next item is the mayor. Do you have anything for us, mayor?

Bob McCoy said splash pads probably going to have a soft opening this week being we've got some decent temperatures. That's my plan. We'll have the grand opening in the near future after we have the final inspection of the DNR and all them other bodies. Community Crossings 2023-1, which is Greenville Avenue from Washington to the hospital, and Jackson Street, down there by Willard Elementary, that's going to start anytime.

Mike said that's Ludy road too, isn't it?

Bob McCoy said yes, Ludy road. Yes, I call that the dreadful wall. That's going to start anytime, finish date is October, and 2024-1 that we were just awarded will go to bid the end of May, and it is completion date in November. So, we'll probably have two Community Crossings projects going on at the same time. And that one is East North Street to Union and Franklin Street, which is right over here, kind of making more parking along Brody's building, bringing that sidewalk in. So, that's going to be, should help some downtown parking issues.

Mike said okay. Any questions of Bob?

Gary Friend said no.

Mike said thanks Bob.

Bob McCoy said no problem.

Other Business:

Art Moystner, Randolph County Sheriff

Salyer Taylor quote for toilets - \$20,840.00

New flooring quotes

Mike said Art Moystner, Randolph County Sheriff.

Art Moystner said morning.

Mike said a couple matters.

Art Moystner said yes sir.

Mike said anything besides spending money? Anything you want to report on?

Art Moystner said no. I mean it all involves spending money. I do have something new that I got a call on Friday evening. I'm going to probably have Cobalt Civil, possibly Culys come look at the sidewalk at the sheriff's office. I think some of the tree roots in the area are starting to push sidewalks up. But we had a gentleman that fell Friday. And I wasn't aware that it had gotten that bad. So, we're going to look into that but I'll report that back to you later.

Mike said okay.

Art Moystner said so, other than that, it's just the items I have here, and then a couple, or at least one important employee update for you. Well, we'll cover this first.

Mike said so, you want to talk about Salyer Taylor?

Art Moystner said sure.

Mike said combination penal fixture replacement?

Art Moystner said yes.

Mike said so, we have combination lavatory toilet in two locations.

Art Moystner said correct.

Mike said that need replaced?

Art Moystner said correct.

Mike said how many lavatory toilets are in these locations?

Art Moystner said how many are in each? They're only replacing two.

Mike said replacing two toilets and two lavatories.

Art Moystner said they are a combined unit. But yes.

Mike said and how many of those do we have in the jail?

Art Moystner said several. There's one in every cell. So, there are several. That's one of the things, the other, I believe, it's Argo, that's one of the things we're looking at with them as the overall project. It's just we've had two we can't fix.

Mike said okay.

Gary Friend said it's \$10,000.00 apiece and install?

Art Moystner said by the time you get it and labor, yes, at this rate. Now, it might be something different if we're doing all of them at once, because they'll be working on all the fixtures.

Gary Friend said these two are on the Argo project?

Art Moystner said the location they're in, I can't put inmates into those areas, so yes, they need repaired.

Gary Friend said replaced.

Art Moystner said yes. That area needs repaired, but yes.

Mike said we've heard the request. It needs to be done. Typically pay this out of ARPA.

Gary Girton said I'll move approval we pay it out of ARPA, \$20,840 or whatever.

Mike said \$20,840 out of ARPA.

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

Mike said floor project?

Art Moystner said yes sir. When, I believe I talked to the commissioners earlier about some of the ARPA funds and some projects that we could look at. This was one of those items that it took me awhile to find a couple companies to come in, but we had two different companies come in and look at that. As you can see on the estimates, there's quite a price difference from one to the other. I don't know whether that has to do with anything geographically. The one's out of Indianapolis. I believe the other one is Connersville. I don't know that there's a whole lot of different between the, between the different floor coverings. But I think either one would

accomplish what we're after. And I know you guys have been to the building before and walked through the basement. I think this is, I think this is something we need to do if we're going to have that building for a long time.

Mike said I guess is this something we should wait on Argo? Is it something we might dig into, this new floor?

Art Moystner said this isn't something that Argo was looking at.

Mike said I know that. I didn't know if what he starts saying we need to do if we're going to tear up new floor again.

Art Moystner said I don't believe any of these areas will encounter that.

Mike said will be affected.

Art Moystner said no, because we're talking all of the hallways in the basement area, they go all the way around the training room. So, it's just the hallways, none of the office space. But it's 100% of the halls in the basement. Then it's probably 85% of the halls that are upstairs on the first floor. But it doesn't go into any of the inmate areas, which is what we're looking at. So, I don't believe any of the floors are going to be involved with this or would be involved with that project with Argo.

Mike said so, do you know anybody that's used Comb's Custom Floors?

Art Moystner said I do not.

Mike said for a project of this nature?

Art Moystner said I do not. I know we had one local person that came in to look at it and give us a bid. It's more than they can do, because you get into an area where you're bringing up tile, you have to grind off the glue, and everything of that nature. Any reviews that I've looked at for that company, the reviews are all good for the company.

Mike said any of them other than sheriffs?

Art Moystner said no.

Mike said this commercial?

Art Moystner said yes, commercial.

Gary Friend said I'd like to ask a question, why can't this wait until the main building project takes place, just so there is no chance of re-doing it? And one, let Argo add it to their quote and see if they can do better. They're going to be in that building non-stop, or they're in charge of it

if this all goes through. I agree they need taken care of. Can you do an industrial cleaning until we get through the jail project, hire a company to do it?

Art Moystner said we've tried to have the floors cleaned. It's just what it is with those floors. Part of this was on the ARPA list. It's up to you whether we do it or not. And if you wait until the big project, that's a project you're going to have to bond.

Gary Friend said not necessarily. We don't have to bond 2 million dollars. We have the capability to pay for that.

Art Moystner said well that's, I guess my comment is we add it that. With this, it was on a list that I'd provided to take.

Gary Friend said but ARPA goes in to help fund that because we have to get ARPA appropriated by the end of this year.

Art Moystner said correct.

Gary Friend said we may very well appropriate some funding into that building when we get more of an idea of where we're going. We may not. We may take it out of special LIT. We may take it out of Windfarm funding, or we may bond it. I mean there's several ways to do it. I guess what I'm saying Art, is I don't disagree that we need to do a tile project.

Art Moystner said sure.

Gary Friend said but not pre-construction.

Art Moystner said pre-construction how?

Gary Friend said we can do it now and then the building construction that we may be doing, then come in after the fact. I think the flooring is one of the last things we do when we're done.

Art Moystner said and that's entirely up to you guys. I know this was something that we talked about from ARPA funds.

Gary Friend said I get that. I do.

Art Moystner said to be honest with you, with what goes on with Argo and bidding that, and everything else, and we're in May now, I would be amazed if you have that done by January 1.

Gary Friend said but we don't have to use ARPA funds. We can pre-commit it into the future.

Gary Girton said have until the 26th.

Gary Friend said yeah.

Art Moystner said and that's entirely up to you guys.

Gary Friend said I think, I've seen the floor. I agree. But I think doing any kind of major floor project ahead of what could be a major construction project is just, is like going down the road in some towns and there's brand new paving then there's concrete strip across it.

Art Moystner said sure. And if that's what you guys want to do, that's fine with me.

Mike said and I guess, other than spending the money, or potentially not having it, but I think we're going to have it until the 26th, as long as we appropriate it, I think this doesn't need immediate like the stool, or the toilet stool.

Art Moystner said and that's fine.

Mike said and I'm not opposed to the project. I guess, I wonder why one bid I half of the other. That's kind of interesting.

Art Moystner said it is interesting to me too.

Mike said it raises an eyebrow, and they do it a little differently, but I think we wait and see what, get some sort of, see where Argo takes us on that. So, but, I don't think we want to lose sight of it, and I know it was on you, I don't know if it was on your primary or your secondary list, way back when, but the floors were there. And it may be that we want to go beyond this with the floors when we get in there and tear this whole thing up. And I think, to Gary's point that if we've got a whole project going around and got somebody quoting and bidding it, we might get a better price the whole way around.

Art Moystner said sure.

Gary Friend said well I agree at the end of the project, new floors need to be in there. Or, the very next thing done

Art Moystner said I think there's a lot of things in that building that's going to have to be upgraded over the next 5, 6 years as we move through. I think that's what we've got ARGO for is to look at some of that.

Mike said okay. So, we're buying the new stools.

Art Moystner said okay.

Mike said okay?

Art Moystner said yes. The other thing I would share with you is our jail commander will be leaving at the beginning of June. And I just wanted to share with you, she's going to retire. So, I'll be getting another one of those, and we have another employee that's going to leave. So, I believe if we don't get anybody hired between now and the 1st week of June, I think we'll be

down four in the jail. And if you guys are available tonight, I know Mayor McCoy and his council are recognizing the officers that were involved, and I believe fire and EMS, they were involved in the fire out west of town several months ago. And they're going to recognize them at city council tonight at 6:00 p.m. So, just to make you aware.

Gary Friend said what fire?

Art Moystner said there was a trailer beside Doc Howells.

Gary Friend said okay.

Art Moystner said and the initial responders on scene, including the officers, actually assisted the fire department by grabbing equipment and what not, and they cut two people out of the trailer, saved their life. So, they'll be recognizing them tonight. They were going to do that in March, but we had a weather event that kind of delayed all the things.

Mike said what's the jail commander's name?

Art Moystner said Marla Moore.

Mike said Marla Moore. How long has she been with you, Art?

Art Moystner said oh, at the jail, I believe thirty.

Meeks said she's been there a long time.

Art Moystner said thirty-some years, early thirty, thirty-two. I could have that wrong.

Gary Friend said give or take a day or two?

Art Moystner said yes. She was the jail commander under Sheriff Hendrickson and myself, so she's been the jail commander for 12, 14 years, 13 years, something like that. So, long time.

Mike said okay. Thanks Art.

Art Moystner said thank you.

Mike said any questions of Art? Okay. Jake.

Jake Donham said just real quick. I want to, some of that stuff with ARGO to try to make sure everybody is on the same page. So, ARGO, do you want them to look at the flooring while they're there, or just wait until the project is over?

Mike said no, I think when it's all said and done, we can add the flooring to the project.

Jake Donham said okay, well at one point, I thought somebody had mentioned about maybe incorporating that in the project.

Mike said oh, incorporate that into the construction project?

Jake Donham said yeah. Well, so you want ARGO not to look at it then?

Mike said well I don't think it needs to be inspected. I think we know it needs to be replaced. I guess, what do you mean by looking at it?

Jake Donham said well if ARGO is going to be working on the building, putting prices on things, they could throw in another price as an alternate, then you could choose, I mean, they could just put a price on it.

Gary Friend said a third quote.

Jake Donham said right, right. Just because, I know Tony and the boys are going to be in tomorrow morning. So, if you want him to look at it, I can ask him, or we can just disregard it, just whatever you want to do. I'm just asking questions.

Mike said well the quote has the measurements, does it not?

Art Moystner said it does I believe.

Mike said so, might as well have him look at it.

Jake Donham said okay. And then the two toilets that they're going to be working on and get those up to date, is that going to be disregarded in the project of the rest of the toilets in the building?

Mike said it would have to be, yes.

Gary Friend said take two off.

Jake Donham said okay.

Mike said because they're going to be new.

Jake Donham said oh, they're putting two brand new units in altogether or just repairing what you have?

Art Moystner said no, they have to put in two brand new units. We can't repair what's there.

Jake Donham said okay. So, I'll let ARGO know it would be nice if they all matched, because I don't know what Salyer Taylor is specking out versus what ARGO is specking out is the only thing.

Mike said well the sheriff can tell you that, I presume.

Jake Donham said right.

Art Moystner said we'll take care of it.

Mike said yeah, they're, I'm guessing they're stainless steel.

Jake Donham said well I think ARGO, I think what they were looking at is just changing the actual units are staying in place, they're just working on the mechanicals of those units. So, I don't know, I'm just trying to wrap my head around it because I don't know what they got going on, I've just been working with ARGO on the jail project. So, I don't know, I'm just trying to match both of them together I guess.

Gary Friend said have \$400,000 in toilets alone.

Mike said some of that could be plumbing.

Jake Donham said I'd have to go back and look at the actual what he put down as quote, for sure. I mean, there's a bunch of them. And that equipment is expensive, being in two institutional-type plumbing stuff.

Mike said so, I guess we'll ask Art, do more of them need replaced?

Art Moystner said that's what I'm wanting, when ARGO comes in tomorrow, we're going to talk about that. I'm going to talk about the two that we have coming up so that we kind of, like Jake said, I would like to stay similar so that the maintenance person doesn't have three different varieties to work on. That's something I want to work through with ARGO tomorrow. I knew they were coming, and talk to them. But I know most of the replacements they're talking about, anything that needs replaced is going to be an in-kind replacement, would save us a little bit of hassle with some of the upgrades, plus, I think the initial company we had come in was talking about making everything digital. We're not interested in doing that. I don't need to watch it on the computer. So, we're going to take care of some of that. And it'll be more in-kind, but we just need to get, and it may even be that we're not replacing the old unit, but replacing part of the fixtures in the back side of it. We just can't get those particular parts anymore. They're just, they're too old. They don't make them.

Mike said okay. So, I'd say they're going to meet with the sheriff.

Jake Donham said yeah, sounds like the project is, the project may be at the point where I step away from it and let the jail and the jail maintenance staff handle it from here on, is the way I'm looking at it, because I'm not, unless you want me to stay involved with it and start learning that building and looking at the prints and everything else.

Mike said I'm not sure that's necessary.

Gary Friend said no, I don't either.

Jake Donham said yeah, so. ARGO and the jail can kind of handle it from here.

Mike said ARGO and the sheriff and his staff, I think so.

Gary Friend said ARGO had for new toilets in the jail in proposal, new toilets and showers in the jail area, \$400,000. That's almost telling me, that's got to be the toilets. That's an extraordinary amount of money for a rebuild. How many toilets are down there?

Art Moystner said in the jail? I would have to go back and county them. We have one in every cell, two in every day room, we have a 106 beds.

Gary Friend said that's a lot.

Art Moystner said so we have a lot.

Jake Donham said it's a lot. And like I said, the institutional-type being concealed plumbing and mechanisms, they're way different than a regular toilet. So, and have to retro fit into an old existing fixture is another part of it too, so. But nope, that'll work.

Mike said are all of our documents signed with ARGO?

Jake Donham said whatever email I sent you, Tony just reached out to me and the one you signed was actually, it wasn't the actual proposal. So, that's why I sent them back to you guys, let you know. I mean, Tony is okay with it, but I wanted to make sure everybody else knew that it wasn't the right document.

Laura said it depends where you're paying from all this, because that is coming from ARPA, we would need a contract to go with that, with Federal funds being used. And I haven't received that yet, the contract. I just got that proposal that they signed.

Jake Donham said I'm just passing information back and forth. I don't know what you need and what the county needs.

Meeks said can you ask him for the contract?

Jake Donham said Tony's email is on there if somebody wants to reach out to him and tell him exactly what you need. I mean, that would probably be the easiest, I'm guessing.

Meeks said do you want to send him an email Laura?

Laura said yeah. If his email is on there, I'll just send him an email.

Meeks said I didn't see anything when I was looking.

Mike said what you sent back, I think is just his quote, was it not, that he signed later?

Jake Donham said I'd have to go back and look at it. I don't know. He had a proposal. Yeah, I'm not going to say right now, because I don't know without looking at it. I'd have to look it up.

Meeks said if his email is on it, Laura can send something out.

Mike said yeah, what you had just sent me was his proposal, engineering design for mechanical, electrical, and plumbing. That lays it all out, and I'm not sure we signed that one or not. But I'm not, again, it's not really a contract to sign either. So, you probably just email to Tony. If he wants us to sign this document, we can, but I don't think that's the one we sign. I think we signed a little one-pager.

Jake Donham said yeah, I think Tony at one time, said if you want me to produce an AIA document, which is probably what you're looking for, I'm guessing, just let him know, he can put it together.

Laura said and I can send him an email.

Jake Donham said yeah.

Mike said okay. Anything else?

Jake Donham said not that I know of.

Mike said okay. Thanks Jake.

Minutes of April 1, 2024

Mike said Minutes of our April 1st meeting.

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

Payroll Claims \$317,906.62

Mike said Payroll claims in the amount of \$317,906.62. I'd entertain a motion to approve.

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

Regular Claims \$1,695,648.40

Mike said Regular claims in the amount of \$1,695,648.40. These claims were sent to us via email. If there's no comments or questions, I'd entertain a motion to approve these claims.

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

Club 720 (Housing Resource Hub) Claim \$2,000.00

Mike said next item is the Club 720, Housing Resource Hub Claim in the amount of \$2,000.00. I'd entertain a motion to approve.

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

Butler Fairman & Seufert (T-Hanger) Claim \$24,128.75

Mike said next claim is a Butler Fairman & Seufert claim, airport engineers for the design and expense of the 10-unit T-hanger design in the amount of \$24,128.75.

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

Randolph County United Claim \$20,134.34

Randolph County United Tourism Claim \$2,365.66

Mike said next item, next two items are the Randolph County United claim in the amount of \$20,134.34, and the Randolph County United Tourism claim in the amount of \$2,365.66. I'd entertain a motion to approve both of these claims.

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

Youth Solute approval July 29 – August 3

Mike said next item on the agenda is the Youth Solute approval for July 29th through August the 3rd. And I assume that's to use the courthouse lobby for their your-solute pictures. Anybody have any issues with that?

Gary Friend said I do not.

Mike said want to move approval?

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

Insurance Certificate of Compliance for Bonds

Mike said next item is an insurance certificate of compliance for bonds.

Laura said you know, I don't know that we've ever had to do this before, but our bonding through Bank of Melon New York, and they're requesting, us to certify this that we're insured. We did a certificate of insurance, but we did a certificate of insurance like we normally do, but they want a certification too.

Gary Friend said is this certificate to insure their investment?

Laura said showing that we have insurance, yes.

Meeks said it looked fine to me. I don't know what they wanted it. I mean, if that's what they wanted, I mean, we're insured.

Laura said we are insured.

Meeks said we'll certify that we're insured.

Laura said and the insurance company actually sent them a certificate of insurance. They got that, yeah.

Mike said okay.

Meeks said so, now we're just saying we didn't cancel it, I guess.

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

Farmers Market updated request

Mike said farmers market update request.

Laura said at your last meeting I believe it was, you approved someone using courthouse lawn on June the 1st, and that got back to them. And they called me and said well we sometimes use the lawn. And I said well your request is for the farmers market, which is in the street. And they mentioned that at their meeting. So, they sent this updated request, that the June 1st thing that you approved, that lady contacted me and actually cancelled. Wanted to reschedule for next year at the same time, and I told her she just needed to come back and request it again next year.

Gary Friend said we had asked her to provide insurance for the bouncy house and.

Laura said yes, and she cancelled that event. So, that's not even going to happen now.

Gary Friend said wouldn't we ask the same insurance of these court lawn activities from the farmers market.

Mike said petting zoo.

Gary Friend said yeah.

Laura said that would be.

Meeks said I thought they were insured.

Mike said do you want to ask that question?

Meeks said who is it? I don't even know.

Laura said well that came from Shonda, I believe.

Mike said Shonda Bond or Jenny Martin.

Meeks said can you send it to me?

Laura said yes.

Meeks said and then I'll email.

Mike said okay. That brings us to the end of our agenda.

Gary Friend said should we act on this officially providing to have insurance?

Mike said provide insurance that we'd let them use the lawn for the June 1st, June 29th, July 27th and August 17th?

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

Mike said that brings us to the end of our agenda. Laura, do you have anything for us?

Laura said no.

Mike said Meeks?

Meeks said I do not.

Mike said Gary, do you have anything for us?

Gary Friend said Gary Friend?

Mike said yes.

Gary Friend said no, thank you.

Mike said Gary Girton?

Gary Girton said no.

Mike said I have a couple. I have one thing. One is Apex Tool. We're trying to locate a loan agreement with them.

Meeks said was it Apex Tool?

Mike said Apex Ag LLC.

Meeks said and that's different than Tarter?

Mike said April 2017.

Meeks said okay. I did not find anything.

Mike said in the EDIT Plan and we approved the loan on April the 3rd, 2017.

Meeks said Laura, would you see if you have anything?

Mike said I've already asked her.

Meeks said okay.

Mike said and I've reached out to Randolph County United to see if they have a copy of that loan as well.

Meeks said okay. I have Apex in my notes, and I could not find it, I did a search.

Mike said they are at the middle school.

Meeks said yeah, I know. I did a search. The only two I found were the two I sent. The Tarter one, and the Ardagh one, for forgivable loans. Those both are done. There's no reason why not to just do the same thing.

Mike said well we could go ahead and send them.

Meeks said yeah, do the same thing for both of those.

Mike said yeah, they satisfied those. Gary Girton, you already answered that. Then that's all I have.

Citizen Comments (3 minutes)

Mike said have any citizens here today that would like to make a comment?

Adjournment

Gary Friend made motion to adjourn. Mike seconded the motion. All aye votes. Meeting adjourned.

Reviewed and signed this 15 day of July, 2024.

RANDOLPH COUNTY COMMISSIONERS

M. Powell

Yous Z.

Cory Carter

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