

Randolph County Commissioners

May 15, 2023

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

Michael Wickersham, President presided over the meeting.

Pledge of Allegiance

Public Hearing

Title VI Discrimination Plan

Mike said first item on the agenda is a public hearing for Title VI, Randolph County's Discrimination Plan. We've received a copy of Title VI Non-Discrimination Plan dated May of 2023, and prepared by our Deputy Auditor, Sherrie. Would anyone like to speak to this plan? Sherrie, do you have anything you want to share about the plan? Any citizens here who would like to speak? If no one's wanting to speak, then I will close the public hearing for the Randolph County Title VI Non-Discrimination Plan. I'll call the regular meeting to order and the first item in that regular meeting is Resolution number 2023-10, a resolution adopting and amending Title VI implementation plan, and I would entertain a motion to approve this resolution by title only, without reading.

RESOLUTION NO. 2023-10

A RESOLUTION ADOPTING AN AMENDED TITLE VI IMPLEMENTATION PLAN

WHEREAS, the Randolph County Board of Commissioners (Board) find that it would be in the best interest and benefit for the citizens of Randolph County, Indiana, to adopt the amended Title VI Implementation Plan (Title VI Plan).

WHEREAS, the Board wishes to adopt the Title VI Plan.

NOW THEREFORE, BE IT RESOLVED, that the Randolph County Board of Commissioners hereby adopts the Title VI Implementation Plan, which is attached hereto.

This Resolution shall be effective upon passage.

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

Jake Donham – RCFFO Boilers

Jake Donham said a month or so ago, I was in here and discussed we had some issues with our boilers with cracked exchangers. So, I'd gotten with Salyer Taylor and then another company

out of Ft. Wayne, just to see what our options were. The first one on there is to rebuild what we have, just put new sections in. And I checked with Phil, this was back on March 27th, and we wanted to go another direction and get other proposals as well. So, he said that price, depended on what his numbers come in as he calls today, you know versus this, but he should be close on just repairing what we have. Looks like the \$121,890. The next proposal, Salyer Taylor recommended if we didn't repair, to go with the high efficiency boilers, put two new high efficiency boilers to replace what we have. The price on that is \$238,617. A large portion, these style boilers have to have a different flue system. They have to be a stainless steel, and he said that gets kind of expensive on routing and issues. So, that's partly, some of the expenditures on that obviously, they're new boilers too. Then the third one is from Power Plant Services, Inc., out of Ft. Wayne. Their price, they didn't want to put the high efficiencies in, and they really weren't interested in rebuilding what we have. On the price difference, a \$181,174, they recommended just pulling the three out, and putting three back in like is there. So, we have three complete opposite proposals, depending on pricing and what direction, and funding, and so forth. Salyer Taylor said they couldn't give us pricing on changing out three burning boilers for three, take out the three, put three new in, but they said they could get pricing on that, but they would rather, they would rather see us go high efficiency.

Gary Friend said did they give you an efficiency rating between the two?

Jake Donham said all the information I got is right here.

Gary Friend said you can't quantify what it cost now to run the boilers now versus what it's going to cost to run the new high efficiency boilers, pro rate for 20 years?

Jake Donham said I mean I could call and ask them to get me pricing, or information on that.

Gary Friend said how old are these boilers?

Jake Donham said the ones at the old hospital are, if I remember right, 18, 20 years old roughly.

Gary Girton said they were put in in 04 I believe.

Gary Friend said I guess, one of the questions I would have is.

Jake Donham said to me, I don't know if you're really going to see a return on the high efficiency boilers.

Gary Friend said for \$50,000 in savings, we'd have to see. They'd have to prove that.

Jake Donham said yeah. And on the high, I mean, the high efficiency stuff if great. It's just like a new car. You can't work on it, you can't do much to it, you got to hook a computer to it, and parts and pieces are expensive, and the diagnostics of it. To me, I don't know if it'd be worth it or not. But I can't say a 100%.

Gary Friend said if we're not going to have real high efficiency boilers from them, then what's the harm in rebuilding what's there? When you rebuild components, they're brand new. It's just a series of four or five separate independent components operating, right?

Jake Donham said all you're getting is new exchangers.

Gary Friend said right.

Jake Donham and the cast iron sections. That means your burners and all the controls and everything still going to be 20-year old controller.

Mike said I thought at one point there was some question about part replacement. Some of these part replacements might not be available?

Jake Donham said well that's, there was debate on that. Phil with Salyer Taylor said when he checked his suppliers they said that yes, they can get them.

Mike said okay.

Jake Donham said but that is another question, he was going to verify a 100% when he, depending on what direction we go. But he said as of on that quote there, they said yes we can get some replacement sections.

Mike said it sounds like you are a little concerned about the high efficiency, and that we wouldn't save a lot of utility going forward?

Jake Donham said that's my opinion. That's a lot of money up front. And I mean, how long are we going to see a return on that money?

Mike said well what do you know about Power Plant Service?

Jake Donham said is their boiler company is all I know. And they're strictly boilers. They don't, I mean that's their, that's their gig. They are a smaller company. They said they are mainly a repair company, but, they do, do new installs. They don't do the bonding and so forth on big jobs. They did tell me that after they got this quote put together for me. But I just wanted to make sure, I wanted to have numbers of all the different options.

Mike said what do you think Gary (Girton)?

Gary Girton said well it appears that we need to have something done, and which way, I don't know, based on what information we have in front of us. It's hard to decide. It appears we need to make a decision now if we're going to have something done by winter.

Jake Donham said Andy Taylor with Salyer Taylor, I quizzed him a little bit. He leaned toward the high efficiency as well, just on the fact that the way they burn versus the cast iron is a totally different animal. And he said the cast iron, the reason you have cracks in your cast iron is

because it heats up too much, too fast, too little, and whereas, the high efficiencies have more of a constant water flow through them, so will stay a constant temperature more so than the ole cast iron. And he, their opinion, the high efficiencies would be the way to go on their end, just because the technology there and they're good boilers.

Gary Friend said what's the life expectancy of the high efficiency, would they give us that? Is it a 20-year boiler?

Jake Donham said I have no idea. I can find out.

Mike said how many burners does each boiler have, do you know?

Jake Donham said one.

Mike said just one?

Jake Donham said yeah.

Mike said I see that their repair, they're talking about removing a burner for re-use. If for some reason they can re-use it, do we know what that's going to cost us?

Jake Donham said no. I mean, they are priced for, he's just pricing out changing exchangers, because everything else works. By chance, if something, they just wanted to cover the bases in case something, if they run into it while they're there. I mean, he could price out valves and every part and piece, and that quote is going to be sky high, but right now we know the exchanger is bad, we're changing exchangers. And so, there's going to be as foreseen throughout there because there's, there's a handful of valves that they're like working, that may not seal off when we shut it off. So, obviously, we're going to have to change it while we're there. So, there's a lot more to it than just changing out the exchangers. Now where these boilers are also, the cast iron boilers, if they change out, like Power Plant Services, they're going to show up on altogether. They're going to have to take that thing completely apart and lower each section down in there a section at a time to rebuild that boiler on site, because they're four or five hundred pounds apiece. So, they'll have to chain pull them all down in there where they're at. They're in a, not a real easy place to get to. So, I think that was kind of Power Plant Services' ideas. You know, we're going to have to take your old ones out a section at a time. The new ones that come in, we're going to have to take them completely apart and reassemble them back down in there, which is the same thing you're going to have to do if they rebuild them. So, they looked at it as to rebuild them versus putting in the new ones, they recommend going with three new ones because they're going to have to tear them all apart anyways, the old ones and then the new ones as well. The high efficiency ones, they're light enough to where they'll go in, one unit drop right in, no tearing apart and all that. They're the same, I think they're the same boilers as what they put in here that we have downstairs.

Gary Friend said how much have we spent on our boilers in the last 20 years in repair maintenance from contractors?

Jake Donham said I'd have to go back in the Auditors' office, and pull file.

Gary Friend said is it a reoccurring event?

Jake Donham said boilers are, there's really not any expense to them other than just maintenance. I mean, every once-in-awhile you'll have you know, a censor bad, or something like that. But relatively, they're, the two or three years we've had the ones here in the Courthouse, we've not touched them. And the old hospital as well, I mean, there's been some routine maintenance, some plane sensors, and stuff like that, but nothing.

Gary Friend said well like the flow pumps all stand independent of this, anyway don't they? I mean, you've got the flow pumps that are outside the boiler.

Jake Donham said yeah. So, they're, and all their controls are by themselves as well. So, the boilers pretty much do their own thing, all their controls are attached to and so forth.

Gary Friend said my thought is I'd like to look in the long-term fix versus repair, but I'd like to know more about the high efficiency. And if we could table this for two weeks and make a decision when they give us some information.

Jake Donham said I can have Andy Taylor, see if he'd be available to come to the next meeting and kind of give us an idea between the two, what we're looking at. He'd probably be willing to do that.

Gary Friend said there's got to be more to it than the fuel savings. There's got to be a better reason than that, because they can't operate, they may get up to, I don't think \$50,000 in 20-years for it.

Jake Donham said right.

Gary Friend said maybe it will. Is it possible to pull the gas bills and identify the cost of fuel for the boilers at the old hospital, RCCFO building?

Jake Donham said should be able to. I mean, that would be, I'd have to get with Danita and pull claims or, she may have them on a spread sheet.

Gary Friend said do you even know what those are? Are they 70%, are they 80?

Jake Donham said I think they're 80 is what we have now.

Gary Friend said 80. And these are what, 95, 96?

Jake Donham said I don't know. The proposal is in front of you. I don't know. I don't think it's that, it's just as high efficiency. I'd have to pull, I mean, I could pull those numbers and see.

Mike said they ought to be able to give, they ought to be able to send us some information about them. If you could ask them for that.

Jake Donham said I just don't want to get proposals. If we need more information, that's why were here today to figure it out, whatever you guys want to do.

Mike said if you're talking a 16-week lead time on the new, old style boiler, then we probably ought to be making a decision.

Jake Donham said that was their concern, all of them, whether they were high efficiency or the cast iron section.

Mike said if we could get Salyer Taylor to give us some more information on the high efficiency, then we could probably maybe settle this in three weeks, that will be our next meeting.

Gary Friend oh, yeah.

Gary Girton said because when we first, when Jake first told us, at least I did, I don't know about the rest of you, but I asked him to just come up with some information. First of all, was the availability. At that time, we weren't sure we could even get any. He wasn't sure they could even get materials to do a repair job. And now that he's got this dated information, well I agree we just need to go from here and see what other data we can get to satisfy what we really need to know on whether, which way we go whether we go to rebuild or replacement. And I think I appreciate what you've got here. At least, I'm a little bit more comfortable knowing there are options for us. And so now we need to gain this other information like Mike and Gary are asking for. And then I think we can make a good decision. But, they've been here 18 years, and I know, from my experience, the time I've been involved, that there's been very little repair on the boilers, the exchangers anyway. We've had to replace some pumps and some things of that nature like that over the years. But that's not been a major problem.

Jake Donham said yeah, that's common. It's just been general maintenance for the most part.

Gary Girton said right, correct.

Jake Donham said I'll get with Andy Taylor.

Mike said you might ask Andy if his quotes are still good.

Jake Donham said well I guarantee you none of these numbers are accurate without, I mean, they say prices are changing daily on stuff. So, that's why they just done a proposal. When they want to do the actual quote, then I'll have to really nail them down, because they said everything is so out of whack right now, and on availability is the other factor too.

Mike said thanks Jake.

Darin James – Morgue storage

Mike said Darin James, county coroner.

Darin James said oh I guess you mostly know we have an issue with our storage situation for the coroner's office. Right now, we're currently at the hospital in a pole barn. It's an open pole barn in our section with no heating and cooling, no running water. So, some things came out of the news we're kind of worrying about OSHA maybe getting involved. I'm trying to figure out where our options are to get some storage facilities.

Mike said okay. So, you do have coolers?

Darin James said we do not. As the county, we do not have coolers.

Mike said well I meant, in the facility, there's coolers in the facility of the hospital?

Darin James said yes.

Mike said State law says we need to provide a climate-controlled environment for the, I guess that, the first question is how far does that extend.

Darin James said it's very vague to me. I do know that in the past, in the winter it gets entirely too cold for where the coolers are. So, that has to be, there's really not an option to have some sort of heating, or summertime we don't have that big issue. Wintertime, we have an issue. I don't know what kind of property the county owns or what the options are, or if we go to the hospital and, but my fear is with the hospital, if we go in with them, what happens within a year if they close down?

Mike said so, do you have, I guess, like a direction on minimum standards, desirable standards for a coroner's office and morgue storage? Is there guidance that we can follow there to see what we actually need so then we can determine what we have that might fit that need?

Darin James said I prefer if we're going to do storage and basically, an office, all under one roof, right now, my office or the coroner's office is in the basement of the jail. Storage-wise, there is no storage in that office for all of our body bags and things of that nature. All of that is stored at my house right now in my garage. So, I think we need storage. As far as the coolers go, we go to a four or six-person cooler. Right now, we currently have a four-person cooler, which has worked out fine for us. But, in the event, we need more storage, there is other options also that District 6 coalition has a portable morgue if we need it. Right now, at Ball Hospital we can store for a couple of days. But other than that, that's really the only options we have for our storage. Now as far as loading and unloading our bodies that we do in and out of coolers, I think it needs to be in a private area, not out in the open. As far as an office goes, it's just a basic office, nothing fancy, just, but we do need running water. Lighting is another situation. Where we are right now, the lighting is terrible. I do draw labs out there. Sometimes I have to go into the hospital to draw labs because of lighting or having a tough time. If there's people, if there's patients in that ER, I don't go in there. So, I don't have any other options other than taking them over to Ball, which cost us \$350 every time we do that, just to draw labs. When we could do it ourselves, if we had the right environment.

Mike said we have facilities obviously, they're not designed nor, it would take work to make them a facility that you could use. The hospital has a pole barn that might be a facility that we could partner with them, or we could exchange. That would be one opportunity to pursue, but, I guess, until we know, and I don't know where to go to get a design for a coroner's office and morgue. So, that's what I'm asking.

Darin James said it's come to light with the whole state of Indiana to be honest. I've gotten several emails from the coroner's association, from other coroners that's asking if anybody has morgue plans, floor plans. Right now, no one does. So, we're not the only ones in this situation right now. It's come to light, and now people are having to take care of it. I don't have a certain floor plan. I have an idea in my head what I think would work.

Mike said can you put that together for us?

Darin James said I can.

Mike said I think that's a start. I think if you do that, then I think maybe we would take that and maybe visit the hospital and see if they're interested in assisting the county here. And if they're not, then we pursue another direction, or we pursue another direction as well, I mean, and pick which one is the best option.

Darin James said and also on my coolers now, you know, there's no alarms on them. If they would quit, we don't know. So, that could really go sideways for us, as a county, as a coroner's office.

Mike said there's no backup generator there either?

Darin James said there is. There is a backup generator at that pole barn. I did see that.

Mike said okay.

Darin James said as far as running water in there, I do not believe there is a main line that runs through that building. I haven't dug into the hospital, because I wasn't sure which way you guys wanted to go. I can, I can talk to them or you guys can talk to them.

Mike said why don't we get a plan to see what we need?

Darin James said okay.

Gary Friend said can that plan also include, not just the floor plan and the layout, the equipment that needs to be put in there to run a proper, I shouldn't say proper, to run the next level of operation?

Darin James said the only thing I've got now, it's not even solid, solid is, I've got prices for coolers if we need new coolers. But I have a list of things I think that we need inside that

facility. We may even need to go as far as an exhaust system of some sort which we don't have now.

Gary Girton said can't you temporarily come up with a monitoring system that alerts you through your telephone and so on? I know I've used those systems. They were fairly not expensive but fairly sophisticated.

Darin James said the only issue I have is I got to make sure there is wi-fi capability out in that barn, out into that pole barn. You have to have wi-fi capability to have that alarm system put on. Now if it's not, I don't know if we go over and ask the hospital, hey, can you run fiber out to that barn for us. At any point in time the hospital can tell us you're not using these coolers any more. I don't think they would, but they are theirs. They're not ours. That concerns me.

Gary Girton said I agree.

Mike said okay. Anything else for Darin?

Gary Friend said I'd be looking forward to seeing your plan outfitted, laid out with what goes where, partitions into it if necessary, space breakout.

Darin James said sure, yeah.

Mike said and if you want to just sent that to Laura or get a copy of that to Laura, she can get it to us.

Darin James said okay.

Mike said and do you want to discuss it in two weeks again?

Gary Friend said yeah.

Gary Girton said I would think so.

Gary Friend said could you get us a cost of one of them coolers too?

Darin James said yeah. I have a really rough estimate right now.

Gary Friend said minus the cost of constructing, if we had to construct or remodel, can you give us a cost of the equipment necessary?

Darin James said yes. I'll get as much as I possibly can. As far as lighting and stuff like that.

Gary Friend said that's cost of construction. I want to know, there's two separates there: cost of construction and cost to outfit. Construct or remodel.

Darin James said so the plan is not, the floor plan is something you're going to try to match with the facility, is that what you're saying? We don't have a facility in mind.

Gary Friend said not yet.

Darin James said okay.

Gary Friend said we need to get a floor plan that thinks about standard construction, you know, 24, 32. In your mind, is 24, 32 big enough or is it 30, 40?

Darin James said my thought is at least 40 deep and probably I would do a 30 or 40 wide.

Gary Friend said okay. So, you're 30, 40.

Darin James said yeah 30 deep, I don't think was deep enough for unloading I guess is what I want to say.

Mike said thanks Darin.

Jackie Welch, RCU – Resolution 2023-16 READI grant funding
Mike said Jackie Welch, Randolph County United Resolution 2023-16.

Jackie Welch said this is the resolution that the READI contact requested that we need. You guys have already committed the funds. So, this is just needing to be signed for our contact to everybody to move forward. This is for the 4-H project.

Mike said okay.

Mike said we passed it in a meeting.

Gary Friend said I don't think the council did.

Mike said yeah, they did. They did first. Somehow it got raised from 600 to 650.

Gary Friend said 650. Yeah.

Mike said council passed on it then we passed on it. As far as I know, we did. I know we did.

RESOLUTION 2023-16

OF

RANDOLPH COUNTY COMMISSIONERS

**A RESOLUTION COMMITTING PUBLIC FUNDS TO SUPPORT THE
RANDOLPH COUNTY FAIRGROUNDS CAPITAL CAMPAIGN PROJECT**

WHEREAS, the state of Indiana, through its Indiana Economic Development Corporation (IEDC) launched the Regional Economic Acceleration and Development Initiative (READI); and

WHEREAS, House Enrolled Act No. 1001, of the 2021 Session of the Indiana General Assembly provided \$500 million in state appropriations to promote strategic investments that will make Indiana a magnet for talent and economic growth; and

WHEREAS, the East Central Indiana Regional Partnership received \$15 million in funding from READI; and

WHEREAS, the Randolph County Commissioners committed \$650,000 of public funds to the Randolph County Fairgrounds Capital Campaign Project from the Renewable Energy Fund for the implementation phases as part of the READI require matching funds; and

WHEREAS, the Randolph County 4H Fairgrounds project was approved as one of the READI projects for Randolph County.

NOW THEREFORE, BE IT RESOLVED, the undersigned Randolph County Commissioners determine that Randolph County shall support the Randolph County Fairgrounds Capital Campaign Project for \$650,000 from the Renewable Energy Fund.

Gary Girton said I'll move we approve resolution 2023-16 as presented.

Mike said I have a motion to approve resolution 2023-16, a resolution committing public funds to support the Randolph County Fairgrounds capital campaign project.

Gary Friend said and I'll second. All aye votes. Motion carried.

Austin Kirch, EDPR – Riverstart IV agreements

Mike said Austin. Austin Kirch with EDPR, Riverstart IV agreements. We received these over the weekend. They've been reviewed and approved by both sets of councils. Are you okay with these Meeks?

Meeks said absolutely.

Mike said typical agreements. I would say having read through them, and not in detail, but read through what I considered to be the important parts of the agreement, that they are very similar to the previous agreements we signed. The decommissioning is the same. The only thing that stands out to me is different in these agreements is the time line. These agreements we're

entering today on May 15th of 2023, you are indicating you may not start until 3/31 of 2025. That's a long time.

Grace said that's right, and I'm happy to talk through all of the changes we made. There's a handful of changes to other parts of the agreement that were requested by the county. But with this time line piece, we wanted to add a little bit of flexibility. Our schedule is what we've told you. We'd like to start construction this year. We are lining up our contractor right now to start work on the switch yard this fall. But we wanted to build in a little bit of flexibility. There's been serious supply chain issues as you all know. And just in case something happens, we wanted to make sure we could just come to you and have that conversation already set out and put into the agreement.

Gary Girton said so actually, then your objective is to move forward as rapidly as possible, but there's some ifs in there?

Grace said right and the language in the agreement is commencement shall start no later than, so we have the ability to start earlier. And that's our hope and our plan.

Meeks said the old agreements had a date too that provided for an extra two years. So, this isn't really inconsistent with what those agreements were.

Mike said it just stand out the way it did.

Meeks said yeah, it's just a little bit different. We took the two years out after that.

Grace said and we also added a latest conclusion of construction date.

Mike said I think that's what Meeks was referring to. I think there was a two-year period in there and this one just has a date certain.

Meeks said right. Yeah.

Mike said I know what COD means in general language, but on this payment schedule, what does COD mean?

Grace said that's the commercial completion date.

Meeks said a commercial operation date.

Mike said I knew the completion date, commercial completion date was in there, but commercial operation date, I didn't pick up. And that start a year after that starts?

Grace said correct. And that's the same as all of the other agreements.

Mike said right. And then on the road use agreement from my standpoint, I guess the only thing that raised, not a big concern, but, and I don't think we've had that issue with solar as much as

we have had with wind, but damage to drains and tiles, and it's in there that if you find out about it, you'll take care of it, if we report it you'll take care of it, but it puts the burden on us to make sure we find that damage. And I think that puts the burden on either the highway or the surveyor to do that. And I'm not sure how to address that in here. But that was a little concerning for me.

Grace said yeah, that makes sense. Part of our construction teams' job is to be looking out for things like that. That's part of the maintenance role that they have. And while it's not written directly in the agreement, it's part of our agreement with them. They're supposed to be finding things. I think this is to, the purpose of these agreements is to have a backstop in case we don't do the job that we're meant to do. So, this is insuring that if you do find something that we don't find, that there's a way to resolve the issue.

Mike said is that the main, one of the main functions of your transportation coordinator, is to make sure that there's not damage, and to make sure that if there is, that you come prepared?

Grace said I have to double check that that is in their responsibilities specifically, for the transportation coordinator. But I can check and get back to you.

Mike said and I'm sure there's more than one, but I did find a typo on page 7 under Section 10 where relay is, relay is in there instead of rely. I think if you read the whole paragraph, you'll understand it to be that way.

Grace said I missed that, thank you.

Meeks said if you go to page 4 Mike on the bottom, that was one of the prior to completion of construction, I'll request the commissioners to delegate it to the highway superintendent, and that's the video, visual recording of the, so, what that says is if we want it, the highway department doesn't seem to think we need it. And so, we have that in there, and so that's kind of internal discussions with you guys and the highway department, whether or not we need that visual record summary prior to construction.

Grace said and the conversation with the highway department was that only certain roads might need it. So, there were a handful of roads, I think about ten miles of roads that had already been upgraded with Headwaters II and they felt they understood the condition of those. So, it was more of a conversation about flexibility, what exactly the highway department needed, and we would fulfill those specific requests, rather than the blanket study for everything where it might not be necessary.

Mike said okay. Gary (Friend) do you have anything?

Gary Friend said I do not. Thank you.

Mike said Gary (Girton)? And I did see that the intersections, we're playing closer attention to intersections out there and were you here at the last meeting?

Austin Kirch said the question that you guys had.

Mike said 300 West at the corner of 600.

Austin Kirch said yes. We're looking into that.

Mike said I know that was an intersection, and it seemed to be that the north of that intersection got missed in repair and replacement. And the rest of it is good shape. Meeks do you have anything to add?

Meeks said no, unless you guys have questions. We've had multiple discussions with the company, had multiple internal discussions with Rick and with Jason.

Mike said do you guys have anything to add?

Grace said I just really enjoy working with Meeks and with Rick, and I think that they're really smart people added a lot of good things. I think that these agreements are a growing knowledge of how these projects work, and how different counties are looking at the agreements. I think that there some new things that weren't in there before that I think protect the county in really good ways.

Mike said so we're asked to sign off on the Randolph County Decommissioning agreement this morning, the county roads and drains agreement this morning, and the Economic Development agreement this morning. And prior to doing that, we need to pass a resolution number 2023-17, a resolution of Randolph County Commissioners of Randolph County, Indiana, approving an Economic Development agreement, a road use agreement, and a decommissioning agreement with Riverstart Solar Part IV, LLC, and certain other matters in connection therewith.

RESOLUTION NO. 2023-17

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RANDOLPH COUNTY, INDIANA, APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT, A ROAD USE AGREEMENT, AND A DECOMMISSIONING AGREEMENT WITH RIVERSTART SOLAR PARK IV, LLC, AND CERTAIN OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Board of Commissioners of the Randolph County, Indiana (the "Board") desires to benefit the health and general welfare of the citizens of Randolph County, Indiana (the "County") and create opportunities for gainful employment and business opportunities within the County; and

WHEREAS, Riverstart Solar Park IV LLC (the "Company") is contemplating the development and construction of a solar-powered electric generating facility in the County, which will have a rated capacity of approximately one hundred fifty (150) megawatts (the "Project"); and

WHEREAS, in the completion of the Project, the Company will invest up to approximately Two Hundred Twenty-Six Million Dollars (\$226,000,000) in equipment and real estate improvements in the County and create approximately four (4) permanent jobs; and

WHEREAS, the Company has requested assistance with the completion of certain road improvements, the approval of tax abatement, and other assistance from the County with respect to the Project; and

WHEREAS, to induce the Company to complete the Project, the Board desires to approve the execution of an Economic Development Agreement, between the County and the Company, a form of which has been presented to the Board on the date hereof (the “Economic Development Agreement”), pursuant to which certain incentives will be provided to Company in exchange for its commitment to complete the Project, to make certain economic development payments, and to take certain other actions with respect to the Project; and

WHEREAS, as contemplated by the Economic Development Agreement, the Board desires to approve the execution of an Agreement Regarding County Roads and Drains, between the County and the Company, a form of which has been presented to the Board on the date hereof (the “Road Use Agreement”), pursuant to which the County agrees to provide the use of certain roads to the Company and the Company agrees to repair and improve such roads and certain drainage improvements in the County; and

WHEREAS, pursuant to Section 19-7-6-3 of the Randolph County Zoning Ordinance, the Company is required to formulate a decommissioning plan and to provide financial assurance for the decommissioning of the Project; and

WHEREAS, the Board desires to approve the execution of a Decommissioning Agreement, between the County and the Company, a form of which has been presented to the Board on the date hereof (the “Decommissioning Agreement”).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, Indiana, that:

1. The Board hereby finds that the execution and delivery of each of the Economic Development Agreement, the Road Use Agreement, and the Decommissioning Agreement are in the best interests of the County and its citizens. The Board is authorized and directed to execute each of the Economic Development Agreement, the Road Use Agreement, and the Decommissioning Agreement, in the name and on behalf of the County, and the Auditor of the County is hereby authorized and directed to attest the execution of each of such agreements, with such changes and modifications as such persons or the County Attorney deem necessary or appropriate to effectuate this Resolution, said persons’ execution thereof to be conclusive evidence of the approval of such changes.
2. The members of the Board, the County Council, the Auditor of the County, the legal counsel of the County, and other appropriate officers of the County are hereby authorized to take all such actions and execute all such instruments as are necessary or desirable to effectuate this Resolution.
3. This Resolution shall be in full force and effect from and after its adoption.

Gary Girton made a motion to approve Resolution 2023-17 as presented. Gary Friend seconded the motion. All aye votes. Motion carried.

Meeks said so if we give you the agreements today, then you'll have your people sign off on them and then get back to us.

Grace said yes.

Grace said alright. Thank you very much.

Mike said thank you.

James Strong, Paul Kirkpatrick and Carrie Brumfield – Camp Slingshot proposal

Mike said James Strong, Camp Slingshot proposal.

James Strong said appreciate you seeing us again.

Mike said well we appreciate you touring the facility.

James Strong said we've made you an offer. We all agree that it's not the value of the property. We understand that. I personally told them I didn't know if we should have offered that because I don't think it's about the money. I think it's about the community and the kids. I personally believe that you guys all have a vision seeing the property be used to update the community. And that's kind of where we are.

Mike said so in the past, when we've, I guess transferred this property to another entity, we had I'm going to call them claw back provisions for lack of a better term at this time, that if it's not used for the stated purpose, then it comes back to the county. And I think we transferred from, when it was originally Camp Yale to the YMCA on that condition.

Meeks said we gave it to Camp Yale, and then Camp Yale gave it to the YMCA under the same conditions. I don't think we had to approve that, because it was, the YMCA agreed to use it.

Mike said so then it came back to us, YMCA gave it back to us.

Meeks said yeah, it reverted back to us.

Mike said your purpose is pretty darn close, if not the same as those. I guess the question becomes if it's something we want to transfer at this time, or if it's something maybe we want to try for a season. And I guess that's my first question. What is a season?

James Strong said well we expressed to you that over all, we don't fill like we can fully utilize the facility I mean, like to gather people in. We're not prepared to gather people in obviously, the facility for this season. So, this season would honestly, look like our probably regular camp along with we would try to plan some other events for kids out there. More than we have if we had a facility that was just at our disposal full time, but mostly, it would just look like our one-week camp. And then, some weekend activities hopefully.

Mike said I would hope so. I mean if you're looking at taking over the mowing responsibility and insuring it, I'm not sure there's a discussion about the water heaters that need to be discussed. But, are you thinking June 1 to November 1, or are thinking?

Carrie said well if we're able to use it for the season, we really need to be able to start preparing it right away.

Mike said May 15th to November 1, is that what you're thinking?

Carrie said yeah, I would think even until Labor Day would be good, but November 1 would definitely get us through the warm weather, because obviously, once it's cold, we need to winterize and get the property ready for the cold months.

Meeks said if you're going to lease it, we'll have to talk about leasing statute. So, it will not be today. I wouldn't think we, I would think we'd be able to do it by our next meeting. I'd have to pull the statute.

Mike said well part of my concern about selling it, and I'm not prepared to agree to sell it today, is that we've got a lot of local people show interest in it, and we've told them that we are not going to sell it. And, I think we, if we do decide to sell it, I think we need to figure out how we're going to do that, then give others an opportunity to buy it.

Meeks said you'd have to advertise that.

Mike said so, I, but I would be interested if you're willing to accept it in the condition it is, I would be willing to lease it. And I'm not sure what that least amount would be. For me, I don't think it would be any more than what you're offering. So, as you say, there's two water heaters that need replaced out there. Somebody's got to take care of the water, because the water is not approved by the State of Indiana for use, and I got enough of those notices that that is something I don't want to be involved in. So, I'm not sure you know what that entails but that's what we got.

Brent said yeah, we assumed that probably the proposal wouldn't be accepted as written today, and so, we have had a board meeting yesterday at our church that where the group of people that's here today can make a decision on a counter offer, and so, if you're offering to lease it, you know, we have the authority by our church board and camp board to go ahead and make those decisions.

Mike said I'm not sure where Meeks is coming from on the statute.

Gary Friend said I don't know. I agree completely with what you said. I was not prepared to sell at this time.

Brent said we kind of thought that that might be. We just wanted to throw something out there so you guys could come back to us.

Mike said I guess I'm curious, are you looking at abandoning your other real estate on 36 or have you made that decision?

James said those things have been a matter of a lot of discussion obviously. We're not prepared immediately to abandon it. We do have some interest in it from people who have donated to our camp and so, we're kind of up in the air as to what would be done with that property. The thing that this does is it advances our time line as far as things like a septic system and things like that. Your property has already got some of these things that we're trying to develop honestly.

Mike said so, what is our requirement of the lease statute?

Meeks said well I haven't seen the proposal.

Mike said it's \$2500.00 for the season.

Meeks said okay, 25 hundred for the season.

Mike said and then, you're willing to insure it, and you're willing to.

Meeks said I think the Economic Development Statute, you could do it. It's just that we would have to advertise it and have it, I mean, put it, and just follow that statute. So, you could do it through the Economic Development part of that statute.

Mike said for a four-month period?

Meeks said for a four-month period, right. I don't think that's a problem. I just think we have to get, make sure we get it advertised.

James Strong said we had also discussed, we understood what you had done with the YMCA Camp Yale. We, honestly thought you may counter offer with, we would just rather let you use it, and if you ever don't use it, it comes back to the county. We would entertain that as well. Our biggest concern is we would like to have the opportunity to go out there and build stuff, and do stuff, and we don't want to have to come here every time and ask permission any time we make a decision. If you have the ability to turn it over to us to where we could have free run of it, we're never going to sell it and you know, do nothing. It's obviously, church and if we ever didn't use it for any reason, we don't have an issue with it going back to the county. To be honest, if you done that and didn't take the \$100,000, it would give us a \$100,000 to build dorms. We're flexible with that. We just would like to have the freedom to do what we need to do out there.

Mike said what is your plan with the tower?

Carrie said we don't have a plan with the tower yet.

James Strong said if we could utilize that, we've actually, it wouldn't cost much to buy a cable and put back on it, and harnesses.

Mike said I'm not sure the tower is safe I guess.

Brent said the question would be honestly, we'd have to have a full inspection done on it so we could find out what it would cost to insure the thing, which I don't have a problem with that. So, insurance would have a lot to do with that obviously. And obviously, the inspection of it also.

Carrie said yeah, I would say there are no plans for that tower this year.

James Strong said even if it wasn't safe or completely covered, I was all ready to hanging a kid from 60 feet in the air. I don't know, you know, we're up and down about it. But I don't see us, we surely wouldn't be.

Meeks said I would say when I was on the building committee at the YMCA they had an analysis of that tower. So, if you would go to the YMCA, I'm certain that they would share that with you. And there were two or three things they needed to do to get it in compliance. And they had that information.

Carrie said that's really good information.

Meeks said so you might talk to them.

Carrie said okay, because I was at a loss where to even begin. I knew that the insurance company would have a lot to say about it though.

Gary Girton said well I think we need to move forward. You don't think we can.

Meeks said we'll get a lease agreement. We need to get a lease agreement anyway. I'll get one together.

Mike said we can give them permission for access to it.

Meeks said we can give them access.

Gary Girton said access to it presently so if in another few weeks, then that's going to affect possibly their whole camping operation for the summer.

Brent said how soon can we know something about long term plans because we don't want to stall out what we're doing on our property if we can't have long term plans at this property?

Mike said when do you need long term plans?

Carrie said this is Paul Kirkpatrick, and he is in charge of our building, whole operation out at our current property.

Brent said yeah, he's the one that may get permits and everything else for the property that we're currently at.

Carrie said so these last two weeks has kind of stalled him a little bit because he doesn't know if he, where he's supposed to be at right now.

Paul Kirkpatrick said I guess my thinking, if I'm out of line, just tell me, my thinking is this, so I whispered, I said we really need to kind of know if it's a lease. We're really not against the lease, that's fine. We're all in agreement. But our issue would be, you know, she said well until November 1st or whatever, and that's fine. That does take care of this season. But it also stops us from what we're doing there, and if on November 1st, we say okay it was good this summer, but now they're doing something else with it, and we have to go back to where we were, then instead of moving ahead, we just step ourselves back the rest of the year. So, you know, long term, our plans at Camp Trinity are long term, like as far as we can see. And so, you know, if it's a lease, I think that's a great idea, but it really needs to be kind of long term you know. And when we're done, yes you can have it back if that's how it works. But, I would hate to invest what resources we now have. You know, our septic permit out there is only good for a year. And if we're going to Camp Yale, we're not putting in a \$70,000 septic system. But, if we don't do that, and all we do is get through this camp season, and then we lose Camp Yale, we've just set ourselves back.

Mike said so that expires when?

Paul said we have to start by March the 1st.

Mike said so a two-year lease really wouldn't help you?

Brent said no. I think that we're interested in going forward for this year, but we also need long-term idea of what you're thinking as soon as possible. Thank you for your time in considering these things. And you guys are, I've learned so much about what you guys do in these last two meetings. I'm sorry that I've never looked at before, but you guys got your hands full.

Gary Friend said my thought on it was, I guess in fairness to the public and the people, is to give us one season to see if it's the right thing for a Randolph County property to be leased into. And in November, if all goes without this room being full of complaints, then we can sit down and say okay, what's, what are we going to do for the next five or ten years. But I have a problem going on blind faith into going just this season. I'm perfectly fine with this season. I think if you guys get the right feeling too, that you could delay with some creative measures, to see through the season. You'll know by July and August. We'll probably have a feel up through here too by July and August, how it's going. I personally, don't want to go into a long-term lease without ever knowing how you're doing.

Brent said I understand that.

Gary Friend said I don't have a bad feeling about it. I just think it's prudence.

James Strong said I would like to, our camp is July the 10th through the 14th, Monday through Friday. I know you guys are busy, but if you're curious, I'd like to see you come to our camp. I'd like to see you come twice. I'd like to see you come on Monday night, and come to our service and look at this group of people that we have. And then I'd like for you to come back on Thursday and see the difference in this same group of kids that you saw on Monday night. I think that will speak volumes to you because it does to me. Every year, I can get discouraged and all flustered, and once-in-a-while I can be a mess. On Tuesday, I can think man, what are we in to, you know, well it just happens. Then on Thursday, without fail, when they pull into the alters, I think every year, we've got to do this again you know. You know, you realize how important, how effective it is, in these kids' lives. I'd like to see you guys see that. I think it would be good for you.

Gary Girton said I think this sounds like a good program, and I agree a little bit with well, basically, with Mike and Gary. But I'm also hoping and interested in how you can utilize the rest of the summer with that facility for the community. And that's the thing that I have that I'm concerned, you know, I've thought about this a good bit since then. I was involved somewhat with the whole operation there at Camp Yale there at the end with the Y, but there's a lot of things that can be done there. And as to say, I'm just interested in how some of the things you can think of, you can't do it all on this one time. You've got to think and plan, and it takes preparation to see what can be done with that.

Gary Friend said I think if you were to give us equal faith to have at November's meeting to give a firm decision, it would be the same faith you are asking us to give. So, that's where I'm at. I'm all for it this season. I'm not personally, for long-term lease at this time.

James Strong said fair enough.

Gary Girton said so I'll move that we grant the new lease then for just one year, and I'd move permission to start using it. Get the lease together so we're agreeing on basically, all that they're agreeing on the terms, it's just a matter of putting it in writing. I don't think there's any disagreement with, of your perspective, with what we're saying.

Mike said and if Camp Trinity is willing to mow the facility, and it's willing to replace two water heaters, and get the water going, I'm not sure, for me, as the county, we need 25 hundred dollars.

Gary Friend said I'm fine with that.

Mike said so I would probably either reduce that or eliminate that.

Gary Girton said I would too if they do all those, and do the maintenance and take care of the mowing. The mowing to us is a burden right now.

Mike said I don't think Jake is here, but we probably better make sure we haven't guaranteed the mower that work for the rest of the season.

Gary Girton said well we may have, but we can work out.

Mike said we may have somebody to mow it for you so we need to stop that somehow. We'll get with Jake today.

Brent said so we need to contact you then about the lease then or?

Meeks said I'll get this together for the commissioners and you can talk to Laura when we get it.

Gary Friend said I guess I don't need to form my motion today to get them moving?

Meeks said I think at this point, I heard that you need to get them a lease, so I'll get those things together.

Mike said when do we, Laura advertises that when?

Meeks said I'll pull the statute this week and get it to Laura. I'll mail that stuff to Laura.

Mike said and our ending day will be November 1st or October, November 1st, want to just do it that way?

Gary Friend said do we need to give a motion for permission to start using, cleaning up the property right now?

Paul said what would, I'm sorry, I should have come up. What would the limitations then be on the buildings and what we would be able to do to make that fit our camp for this year because we were out there with Ed the other day, and was looking at things, and I crossed over the water where the water heaters were taken out so we could check the water. We done that stuff. But we were talking like there was some things we could do, not permanent modifications, but modifications to some of the buildings to where it would fit the needs of what we have, basically stuff that could be undone, if that makes sense. And so, my question is, you know, we're going in on the county's property right now, and so you know, what is within reason?

Mike said can you give us a list of that?

Paul said the main thing that I'm thinking of right now would be like we were going to put some temporary walls around the shelter that's there so we could use it for a dorm.

Mike said if you provide that to us, we can add that to the lease that you have permission to do that. If it's temporary, I don't have a problem with it.

Paul said we're not going to go in there and take buildings down.

Mike said I understand that.

Gary Friend said will they need a motion from us today to begin to access the property for clean up?

Mike said to make temporary improvements?

Gary Friend said temporary improvements.

Gary Girton said I'll make that motion.

Mike said I have a motion to give Trinity access to our Camp Slingshot property and to make temporary improvements to structures out there, removeable improvements to structures.

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

Mike said and then we'll look at that on June 5th is our next meeting.

Gary Friend can you have a representative here that day? In November might be good when you propose to us to have a capital improvement plan.

Joe Copeland- Interlocal agreement with Henry County

Mike said Joe Copeland, Interlocal agreement with Henry County. The copy I hand, had everything in it except the partial weeks you'll be billed 140 per day.

Joe Copeland said good. I have copies if you need.

Mike said I've got a copy here. And Mike, you're okay with this agreement?

Mike Haffner said yes.

Mike said okay. Okay, Gary, are you okay with it?

Gary Friend said I am.

Mike said someone want to move approval of the agreement?

Gary Friend said I'll make a motion to approve the agreement.

Mike said we have a motion to approve the agreement with Henry County to let them have use of our asphalt distributor, on per day basis of \$140 per day. Do I have a second?

Gary Girton said is this also an interlocal agreement or is this separate where we're agreeing to back and forth with equipment?

Joe Copeland said the commissioner, there was a question Gary asked about reciprocating, and you know, if Randolph County needs something, then Henry County, so I asked the commissioners to write a letter saying that they're willing to do this, so they did.

Gary Girton said okay. All aye votes. Motion carried.

Joe Copeland said can I add a couple other items?

Mike said yep you can.

Joe Copeland said bridge 308 on Short Street.

Mike said yeah, that's the one we got federal funds for.

Joe Copeland said yeah, we got federal funds for it. Now, because it is, does have federal funds, the price of the engineering goes up because there's a lot more information that the state needs to do it. But, the good thing is everything from the engineering on will be paid at 80% from the state. Community Crossings only pays 75% of the construction only. So, we are getting more dollars out of this by going this way. What I need or will need is an additional \$113,363.00 to finish it out. There's addition Geotech services, environmental section 106, historic archeology, there's all kinds of, and there's a waters report addendum that may require, I mean, it's permits, DNR permit, additional. It's a lot of, it's a lot, but you're going to get 80% back for the remainder. Now this particular engineering is being paid out of Wind. So, I'm going to ask for the additional out of Wind, and I realize that I'll have to be on the council's agenda for next month to ask permission to do that if it's okay with you three.

Mike said what is a waters report addendum? What is that?

Joe Copeland said well my understanding is that the waters report is only good for a certain amount of time, alright. So, if we have to go back and redo or resubmit, that's what it's for. If you'd like, I'll bring this up at your next meeting before the council, at least make you aware of it today.

Mike said well, I mean we've committed this much. So, 80% of this engineering will be reimbursed.

Joe said no, we're paying the full bill on the engineering.

Mike said so we're just getting 80% on the construction?

Joe Copeland said we're getting 80% on everything else. Right away construction and inspection and even utilities. It's, there's a lot of utilities out there at that location. The gas company right next to it.

Mike said well we have it available in Windfarm.

Gary Girton said I think we need to just move forward. It's something we've got to do. We've started out a plan, we might as well, from the commissioners' standpoint, in my opinion, approve today our approval of the money coming from Windfarm if that's what the rest of you agree.

Joe Copeland said I have a task order here. I can give you this. It's on this task order.

Mike said I have a motion to request that the highway engineer to spend an additional \$113,363.00 on the additional engineering cost because the federal grant of bridge number 308, bridge over Short Street, and to use Windfarm funds to pay this expense. Do I have a second?

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

Mike said okay. So, you don't have to come back on June 5th unless you have something else.

Joe Copeland said okay. And then I'll make sure to get on the councils' agenda.

Laura Martin said do we need to approve this that he gave us?

Mike said we can't approve this until the council agrees to spend the money on it.

Joe Copeland said the Windsor bridges, three of them, they're getting bridge deck repair and overlay. They're working on the first, 175, bridge 175. I've got to go out there after this meeting. They're doing hydro-demolition today on the deck, and they're worried that the deck is too bad to repair, it may need to be re-decked, a new deck placed on it, because it may be so bad that when they do the hydro-demolition they might blow right through the deck. So, if that happens, and we've got a lot of it, you might as well just replace the deck. So, I'm headed out there now to look at that to see how bad it is.

Gary Friend said what would that be in impact to us, dollars-wise?

Joe Copeland said right now I don't know. I haven't put numbers to it. Because it's under contract, we'll have to get a price from the contractor to see what it would cost, what the additional would be.

Gary Girton said all of them are that way?

Joe Copeland said just, right now, they are just working on the one.

Gary Girton said what you are anticipating?

Joe Copeland said I hope not. I don't know want to be re-decking a lot of bridges. That's money we don't need to spend.

Mike said not money we weren't expecting to spend.

Joe Copeland said correct. Now talking about bridge repair, they're down on bridge 231, which is on 800 South between 1000 and 1100 West. There was asphalt on it. They've taken the asphalt off and that deck is at least 75% bad. But I have an idea that we may save some money on that one. But we've got to go down, I've got one of the engineers going with me, and we're going to go down and take a look at that later today.

Mike said that's all our money.

Joe Copeland said yeah.

Mike said I'm going to ask this question, but I know the answer I suppose. We can't go back to the state for more money on the three Windsor bridges to do deck repair can we?

Joe Copeland said not on Community Crossings I don't believe, no.

Mike said can't get any rural money out there that they can send this way?

Joe Copeland said well they're, that's what that was, the federal aid rural money, as you know, sometimes makes it way into urban areas. But, it's scheduled out to 2029 right now. The call was for fiscal year 2028. They've put all those projects in fiscal 29. So, in other words, July of day is scheduled for 308 is for July of 2028, which is their fiscal year 29. And that's because the price of construction has gone up so much that they're really behind on projects for money, because of the cost, so that is what I'm being told. They're looking at 2024 is good. They told me 25, 26 and 27 is in limbo right now. They're trying to get a handle on it. I figure they're going to use 28 to make up the difference. There may not even be a call this fall for federal money. Don't know yet.

Mike said well it's a good thing we got that Short Street bridge.

Joe Copeland said yeah, that's bad, is bad. And I don't know if you've noticed but the load limit kind of went down a little bit, four ton. So, yeah, it's bad. When you get a call from the city workers that a large truck went over it, overloaded, I mean, more than the weight limit, and they saw pieces falling off the bottom of the bridge, you know you've got trouble.

Mike said okay.

Joe Copeland said well I'm going to try to see what we can do on the Windsor bridge. I've got an idea how we might be able to fix the one down on 800 South and stay within a reasonable amount of money.

Mike said there's no other way to pull that off the Windsor bridges with less damage to the decking?

Joe Copeland said well what we're doing, yeah, that's what we're trying. We're, they're out there with this machine that does what they call hydro-demolition, and we're going to turn down the pressure a little bit, let it run about a fourth of the deck and then we're going to look at the deck. And if it blows through with the little pressure, we got a real problem with it. But once he goes over, we check it, we actually take a chain to it and chain it and see, or a hammer, and see if the concrete is in good shape. And if it is, and it is only partial depth, we'll go on and have them repair it. We can pour concrete in between the rebar, and then pour overlay on top of that.

Mike said okay.

Joe Copeland said so it just depends on how it comes out, alright. Sorry. Oh, Community Crossings matching grant, applications are due in July. There's a, I'm ready to put together a resurface project to use some of that 75% money on the roads. Mike and I have been talking, Mike has been looking at some of the roads, and he thinks that maybe Greenville Pike is a good candidate.

Mike Haffner said well Greenville has been on the radar for some kind of grant funding to widen it and everything, and it seems like Community Crossing doesn't like construction sides of things, and if we're looking at federal aid, you're looking at five, six years out there. That road can't wait five or six more years. We're going to have to resurface or chip and seal or do something to that road and not widen it, and not change out everything. And from what I'm driving, yes all of it needs some attention, but really from 400 East to the state line the edges are raveling up. We've got more structural problems with the root surface, basically from the state line heading west and expense-wise, there's a lot more of these narrow structures once you start getting closer to the city limits and a lot more residential area, I guess, I'm kind of recommending that we basically start at the state line, and just basically, do a mill, mill part of it and just go ahead and put an inch and a half of asphalt as far as our money will go. And then, at a later date, if we decide to widen it or federal aid project or something, you know, just to say that road is going to last seven or eight more years, until something else happens, it's not going to last. I've already told him that you know, we'd have to have striping, pretty much on that whole segment of road, let alone. We're hoping we can go from 300 East to the state Line or 400 East to the state line, at least have that done. And then, maybe at the end of this year, when we have a little better knowledge of where our small structures and see what money we have in MVH and money available, then we need to start replacing some of these narrower structures closer to town, and then maybe try to pave that portion after we get some of these segments done on own money. We'd love to widen the road, buy moneywise, there's just no way we could do this without some help. But we can't just keep biting the bullet and waiting either.

Mike said at this time, are you saying that what is that, six miles stretch of Greenville Pike is a priority repaving project for the county?

Mike Haffner said your only other choice that makes sense would be your 200 North segment from Farmland to stockyard or you know, 200 East, or you've got 800 East, north of 28, but in my opinion, both of them roads still have several years of life, and Greenville Pike, that's one of your higher traffic roads in the whole county, it is a major collector, and I'm just telling you that road is not going to last.

Mike said so the answer yes.

Mike Haffner said yes. It's my recommendation over your other two roads.

Mike said okay.

Mike Haffner said and we'll do what we can and then if we have funding to widen it, then we'll deal with it in another matter.

Joe Copeland said widening is expensive, no doubt about it. Even to widen a foot or two on each side can get, and then you've got right-a-way problems, ditch, drainage problems, I mean it's, it just compounds itself.

Mike said any thoughts Gary (Girton)?

Gary Girton said well it's just a matter, almost we're back to robbing Peter to pay Paul so to speak, but to do that I think in some instances, we're going to go out to go to the high traffic road needs and it may not be fair to some people, but then we've got some things that we don't have to do since we don't have enough to do all of it.

Mike said okay, works for us.

Mike Haffner said I'll proceed on getting numbers, seeing what we can.

Gary Girton said so if you ever would get funding to do widening, what you would have done in the interim time is of no value then? That would all have to be taken up?

Joe Copeland said maybe not. It might be able to stay depending on what the cross section will look like.

Mike said the last I heard it was about an 18-million-dollar job over three years.

Mike Haffner said yeah.

Mike said at least the way you're talking that would be sometime in the decade of the 2030s.

Joe Copeland said reconstruction back in the 90s was over 3 million a mile to get an idea.

Mike Haffner said the only other thing I've got, we've got money in our equipment purchase line in our MVH, I'm just recommending we, we're having issues, and we've always had issues keeping it mowed, the cost of having people come out to mow. I've got three quotes with the lower quote being basically, Martins Lawnmowing, repair for a commercial grade, 72-inch Boss Mower for \$13,565.24. I'd like to just go ahead and purchase that mower. It's identical to what the city is using and they are getting along great. It's low maintenance, not having any issues. You've got John Deere, which is basically, \$14,200.00, a little bit higher, but they don't have one in stock, so it would take some time getting. And then Kubota's, they're only diesel, so they're \$16,580.00. I'd like to stay with somebody that I could get service and parts, try to support the community the best we can. But I think the time has come and Jessica's kind of, thinks it is time to just go ahead and buy our own mower so we'll just have it.

Mike said did you say Jessica was going to mow?

Mike Haffner she's the one that's been hammering me because the yard is terrible.

Jessica Olson said I'll do it.

Mike said you've got a lot more yard out there.

Mike Haffner said we've got a lot more yard.

Gary Friend made a motion to approve the request for the Highway to buy a mower off of Martins. Gary Girton seconded the motion. All aye votes. Motion carried.

Mike Haffner said yeah, unless you want to do your annual.

Annual Operational report for Local Roads and Streets

Mike said want to do the operations report now?

Jessica Olson said I can.

Mike said might as well. Is that okay. You sent us a copy of that.

Jessica Olson said so it just looks, it's just pretty much like the county's annual report, but it's just highway funds. So, we have what they call our four common funds, which are the two MVHs, the local runs straight from Cum bridge. And then we've got the other funds which are host fees and our wheel tax. First stage is just all those numbers pulled together into one financial sheet. All of the receipts on one page, all the disbursements on the third page, fourth page. And you come up with the bottom is basically, what you had on 12/31/22.

Gary Friend said this is last year's report?

Jessica Olson said yes.

Mike said have you got a copy of this supervisor's and the engineer has signed?

Jessica Olson said I do. Yes. Well, actually, Laura's got the copy for you guys to sign, and then I'm going to have those guys sign it. I didn't have them sign it before you got here, we got here.

Gary Friend said so is this a motion for us to accept the report or approve the report?

Jessica Olson said yeah. It is, in order for me to submit it to LTAP you have to approve it.

Mike said we have a motion to approve the report, the end of operations report for local roads and streets and bridges and we're going to trust that the highway superintendent and the county engineer will sign off on it after we approve it.

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

Gary Friend said that's a lot of work, did you copy all of that?

Jessica Olson said yeah.

Mike Haffner said I have a question on that right-a-way that's not in our road's right-a-way, how we want.

Mike said that email you sent out?

Mike Haffner said yeah.

Mike said it's not our right-a-way. We don't have anything in it.

Mike Haffner said okay, something I haven't ran in to.

Mike said okay. Anything else?

Jessica Olson said not for me.

Mike said okay. Thank you. I don't see a mayor here. We have a couple of council people that I see, and we have council on the agenda.

Other Business:

Randolph County Council

Council's decision on new desk for Commissioner/Council room

Mike said Randolph County Council, Council's decision on new desk for Commissioner/Council room. It's my understanding that the council decided that they would like to buy one additional desk and move this desk to one side of the room or the other, and be one additional desk in the middle. Understand that Gary?

Gary Girton said yes. I was here.

Mike said okay. So, was there any discussion about it being lopsided?

Dave Lenkendofer said there was.

Gary Girton said yes.

Meeks said I think the discussion was if the commissioners didn't want it lopsided, they can buy a desk. Right?

Dave Lenkendofer said I think that's about what they said.

Meeks said I think that's exactly how it was.

Dave Lenkendofer said I fought for symmetric, but I lost.

Mike said so we can leave it alone then?

Gary Friend said right.

Meeks said or you can buy a desk for another side.

Mike said buy two desks is what we.

Meeks said buy another desk.

Gary Friend said two, total.

Meeks said yeah.

Gary Friend said so what fund was the council looking at buying one out of, General?

Dave said General Fund.

Gary Friend said and you want the commissioners to use what, whatever we decide?

Dave said your choice.

Mike said I like it the way it is. I think it's going to be, a couple things, one is, if it's lopsided, it's, as Dave says, it's not going to be symmetrical. If we put a desk there, we're going to fill a space where we have a random meeting video-taper. And that's his spot over there. We don't like him over here because he's in front of the egress and ingress. So, I guess I just like it the way it is. And I've not heard a lot of reason we should add tables. I guess if there's. Go ahead.

Gary Friend said on the commissioners' side, we don't need it. When I was driving for it on the council's side, I thought it was needed for the council to properly do any and all business they may have to do. If the council chooses not to, then I don't want to go out of symmetry and I'd say no, leave it alone. So, I started at it when I was on the council, thought that we needed to go there. I don't need to.

Dave Lenkendofer said we are stretched for space when we do our budget.

Mike said so you really need 9 chairs at a regular meeting? Is that right?

Dave said yeah with Meeks, three yes.

Mike said where do you sit on council?

Meeks said I used to sit right there on the white table. Now I sit right here.

Gary Friend said in the years the sheriff

Meeks said the sheriff used to be up here too.

Laura Martin said we used to have another chair here in between you two. It was pretty tight.

Meeks said we used to have two other chairs. You guys need another desk. It's obvious. I mean you guys don't, council does.

Mike said they're sitting side-by-side.

Meeks said I'm just saying.

Mike said and Gary and Laura are not. Those two are, and those two are. But, I guess I, I need more time to think about it if I'm going to change my mind.

Gary Friend said but I won't change my mind myself, if it's out of symmetry.

Mike said right. So, we've been left to decide whether we want to buy a desk out of EDIT funds.

Meeks said they voted to buy a desk. So, right now as it stands, the council voted to buy a desk.

Laura Martin said I haven't ordered that yet because I need to know what they wanted.

Mike said okay. So, I would recommend we table that. We'll discuss it again June 5th. Is that okay?

Gary Girton said it's alright with me.

Meeks said these same desks are used over in the courts too. You guys do know that, right?

Gary Friend said yes.

Meeks said okay. So, if you have two desks over at court, you would be symmetrical and would be all the same color. I would assume the courts would want something like.

Mike said okay, we've got to table that until June 5th.

Art Moystner, Randolph County Sheriff

Mike said Art, Randolph County Sheriff. Have anything for us this morning?

Art Moystner said I do. I have one quick question. At the beginning of the month you guys had approved us to move forward in purchasing scopes. An additional appropriation will be at your next meeting. Can I submit the invoices at the same time with that, for the additional appropriations?

Laura Martin said it will not be released until Tuesday because council has to, but yeah, we've done that in the past, yes.

Art Moystner said but I just wanted to make sure if they both come in at the same time that doesn't offend anybody.

Laura Martin said we've done it before.

Art Moystner said okay. Then that's what I'll do. Other than that, I have nothing else.

Mike said okay. Anything for Art?

Gary Friend said no.

Mike said Gary? Okay. Thanks.

Minutes of April 17, 2023

Mike said brings us to our minutes of our April 17th, 2023 meeting. We received a copy via email. Are there any additions, corrections or deletions to those minutes?

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

Payroll Claims \$ 284,922.71

Mike said next item, our Payroll claims in the amount of \$284,922.71. These are at our place. I'd entertain a motion to approve the payroll claims.

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

Regular Claims \$2,212,655.64

Mike said brings us to our Regular claims in the amount of \$2,212,655.64. We received a copy of these via email. I'd entertain a motion to approve the regular claims as presented.

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

Housing Resource Hub Claim \$2,000.00

Mike said next claim is the Housing Resource Hub claim in the amount of \$2,000.00.

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

Randolph County United Claim \$18,467.66

Randolph County United Tourism claim \$2,365.66

Mike said next two claims are Randolph United Claim, one in the amount of \$18,467.66, and the other is a Randolph United Tourism claim in the amount of \$2,365.66. I'd entertain a motion to approve both of these claims.

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

J&K Communications Claim \$5,000.00

Mike said next claim is the J&K Communications Claim in the amount of \$5,000.00. Gary Girton.

Gary Girton said they are still working.

Mike said still working?

Gary Girton said yes.

Mike said still tabling?

Gary Girton said yes.

Mike said okay. We'll table that for another meeting.

ARPA Plan

Mike said next item is our ARPA plan which we received a copy of via email, and it's been updated today with the addition of, I think, the purchase of the ambulance that we decided at our last meeting. And I think that was the only one wasn't it?

Laura Martin said yeah, I think so.

Gary Friend said the one before that was on the other update?

Mike said that was the jail update. We don't approve this, we just review it and accept it, is that?

Laura Martin said yeah, you can make a motion to accept just so it's in the minutes.

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

Randolph County Antique Club amended lease

Mike said Randolph County Antique Club amended lease.

Meeks said I sent that on to Max. Haven't heard from him.

Ed said Max was on vacation last week.

Meeks said that's probably why I haven't heard from him.

Mike said I think we wait for him to sign it before we sign it, so, we'll table that until we get a lease back from them and comments back.

Gary Friend said the highway has moved the tanker.

Mike said have they moved the tanker?

Gary Friend said yeah.

Meeks said the tanker got moved on Sunday.

Gary Girton said it's been gone awhile, yeah.

New Lisbon Conduit lease

Mike said next item is the New Lisbon Conduit lease, which I saw that you emailed John, and John is not going to be available until our June meeting.

Meeks said oh I thought it was this meeting. Is it the June meeting?

Mike said to discuss this. I don't think he's.

Meeks said maybe it was. I think you're right.

Mike said his emails, he's not going to be available until June. I think we need to put him on the agenda on June the 5th to discuss this lease.

Gary Friend said okay.

Mike said I think you encapsulated our comments and questions about it in your emails.

Meeks said I think I told him. We still have one left for a lease. I'm going to call the lady to see exactly what she wants. I just have not had a chance to talk to her yet. Nothing in there seemed to be.

Mike said deal breaking.

Meeks said didn't seem to me that we needed to change anything.

Mike said no, I don't think so, but.

Meeks said but yeah, so, I don't really know.

Mike said okay.

Fountain Park Cemetery information

Mike said and I've got down here Fountain Park Cemetery information.

Laura Martin said yeah, apparently, you guys asked some questions when he was here before, and those are the answers. I think I emailed them to you.

Mike said yeah. I guess I was more interested in whether they've asked any, if they've asked the City of Winchester for assistance.

Meeks said yes, they have.

Mike said have they?

Meeks said yes.

Mike said did they get approved? Do you know?

Meeks said I forget. They have asked for assistance. I'm not sure.

Mike said that's the information I was looking for, and also the White River Township, if they've asked White River Township. And I guess my theory on that was if they've gone out and if they've received funding from Winchester, and if they've received funding from White River Township, or been denied, at least we have some sort of basis if another cemetery comes in and says we need funding, we ask the more local unit of government to see if they've offered that funding. And this document, as good as it is, basically says the lot members have given money for their improvements. So, I'm going to table that until June 5th as well. I may see Jim, or I may see Fred. I'll just tell them that this document, we needed more information. That brings us to the end of our agenda. Laura, do you have anything for us this morning?

Meeks Cockerill – ADA Complaint

Meeks said yes. We have a complaint with the access with the ADA, and I will need somebody to sign our answer and that's going to be before our next meeting. I think it's pretty much prepared. The city of Winchester got two also. Their insurance company is actually covering their response. I'm not sure why ours is not. But, I'm going to have that conversation with our insurance company this week to try to figure that out. So, if it's okay, if I can get Mike, since he's in town.

Mike said I can do that. Is that okay Gary?

Gary Girton said yes.

Gary Friend said yes.

Meeks said and if anybody has any questions about it, you can ask me after the meeting, or we can have an executive session.

Mike said well along that same line, Randy Abel, our building commissioner and our ADA director has prepared an amended, new amended ADA plan for the county.

Meeks said I was going to add that. I was going to get that from Laura today.

Laura Martin said I don't have the new one. Randy is supposed to be amending it. He's never told me when.

Meeks said oh, the one you passed?

Laura Martin said the one I sent you was the old one.

Meeks said oh, what did we pass.

Laura Martin said this was the Title VI.

Mike said it was Title VI, I talked with Randy regarding the ADA and I reviewed it and it looks, it looks appropriate, looks good. It doesn't solve all the county's problems. But, it addresses what needs to be solved.

Meeks said but we did this in 2014.

Mike said that's the existing one.

Meeks said right. And I looked at that, and that building that's been complained about, an elevator wasn't even proposed.

Mike said I think that needs to be done. There needs to be, second floor needs to accommodate, the first floor.

Meeks said and then I talked to the people.

Mike said and then there's, there was an issue about lowering a desk area.

Meeks said well I can tell you I talked to probation, and they do go down there. There's a meeting room and they accommodate, and they will go down and do that. So, I think our accommodations are the, in place. So, I don't think there's a problem.

Gary Girton said we made the approach when we re-did the concrete and took care of all that. Which handled a number of issues? And we did discuss the restroom facility. But that might still be an issue. But other than that, I think by bringing the people down, which they were doing then, to accommodate, I thought we had pretty well resolved the issues.

Meeks said I think we have. I think that we just have to file that. That's going to be in our response.

Mike said the plan needs to be updated. And I think we're a little past due on that but I think going forward, it needs to be updated every three years. Other than that, Randy is going to be the coordinator, and he's indicated that if the plan looks okay, which I'm going to get the updated one to Laura, if it looks okay, then we need to hold a public hearing as we did with the Title VI. And Randy would like to do that on June the 5th. So, we would add that to our agenda to June the 5th. Do you have anything Gary this morning?

Gary Friend- New Health Department funding

Gary Friend said when the new health requirements come out, Health Department, whether we stay with the legacy funding or move into the new funding, how does our health board interact into that, and is there going to be requests from them, requesting for the commissioners and council to go on board with them? How does that all interact, do you know?

Mike said I don't know.

Gary Friend said do you know Meeks?

Meeks said I'd have to ask the health board.

Gary Friend said they were talking about phasing in and out boards also, I didn't know. Because we are going to be getting, how much Randolph County gets this week or next. We have until September the 1st to apply a new budget, if that's the route we take. They, are you aware of any of this?

Dave Lenkensdofer said what you are saying is absolutely true. They're going to have to come to the county commissioners, the health board.

Gary Friend said okay.

Dave said determine what level they want to be at, because we can't meet all the levels they're proposing. We will not be able to.

Gary Friend said we have a levy now for the health department, which can be used as our 20% match, whether it is enough or not.

Dave said what I understand, the state, at every county, their level of money they currently have is identical match that they need. There shouldn't be any more money.

Mike said we shouldn't be required to pay any more money.

Dave said that's correct.

Mike said and as far as local health board, I don't think they the intent is to do away with the local.

Gary Friend said yeah. I was a little more wondering, it's almost like they're the lead, the Health board.

Dave said they are.

Gary Friend said yeah, okay.

Mike said well in a way, they probably have been the whole time and they just delegated that to the administrator or the health officer.

Gary Friend said probably, yeah.

Mike said okay.

Dave said haven't they appeared before your board here.

Mike said they shared the idea of it happening, and then Dr. Sowinski has emailed me. I don't know if he's emailed you guys but these. And I think he emailed me because I got a letter from, an email from a state organizing group talking about the state wanting to take control of health departments. And I sent that to Dr. Sowinski and he sent me a reply that it was not doing that. It was just a different funding mechanism.

Dave said effective next Friday, Dr. Box is retiring. She is the state health.

Gary Friend said is this on the council's agenda for budget time to think about?

Mike said very good. The ADA, did we all receive an APC notice of hearing that they want to change the, I think it's the medical pavilion from R1 to Commercial 3.

Gary Friend said yeah.

Mike said is that something we need to attend do you think? It's tomorrow night I think.

Gary Friend said it is Wednesday night. I'm attending for sure.

Mike said you'll be there.

Gary Friend said yeah, I'll be there.

Mike said that's the BZA, that's the zoning.

Gary Friend said yeah, that's the zoning. Yeah, and right now from the email you got, did you get the secondary email where Jason Welch, the council is concerned about the restrictions being put on the purchase agreement, not being written into the law.

Mike said no I didn't get any of that. I was going to say they can't really condition zoning. Okay well you got that covered too.

Gary Friend said I do.

Mike Wickersham – Student letter

Mike said and then the final thing I had was the letter that Laura shared with us about, from the student.

Gary Friend said oh yeah, from Maxwell.

Mike said I thought that probably would be best to, response to that coming from somebody who has a teaching or educational background in the county.

Laura Martin said Missy might be willing to do it.

Mike said oh that's true. Missy, would you, have you seen this letter?

Missy said no.

Laura Martin said I didn't forward it to them. It was addressed to the commissioners, but I didn't think about it.

Mike said and I was, I know I put this in here.

Laura Martin said I can forward it to her.

Mike said we got a letter from a student, I don't recall where she's from now.

Gary Friend said west, Maxwell.

Mike said Maxwell school.

Gary Friend said yeah.

Mike said she's looking for more information with regards to the county. And I didn't know if you would want to.

Missy said what information are they seeking?

Mike said governance, county commissioners, county council, what each does.

Missy said you can find, she can find, I can respond to that.

Mike said well, based upon the letter, I'm not sure she has internet access.

Gary Friend said here you go Mike.

Missy said she can go to a library.

Meeks said go to a library.

Mike said yeah, she's a fourth grader. Information about your county.

Missy said if you forward that to me, I'll get in contact with her and let her know how I think she might want to do that research herself. I'm sure it's a research project.

Mike said okay. I'm sure it is too. That would be good. Appreciate that. Thank you, Missy.

Citizen Comments (3 minutes)

Mike said that brings us to the end of our agenda. Do we have any citizens here that would like to make a comment?

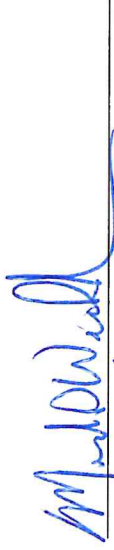
Adjournment

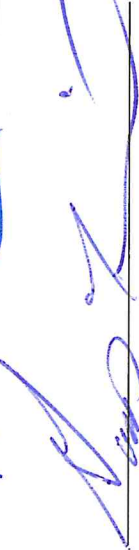
Mike said hearing none, I'd entertain a motion to adjourn.

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

Reviewed and signed this 3 day of July, 2023.

RANDOLPH COUNTY COMMISSIONERS

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ATTEST: _____
Laura J Martin, Auditor of Randolph County