

Randolph County Commissioners

July 15, 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

Public Hearing – Vacation of platted street (Jason Welch)

Mike said a public hearing for the vacation of a platted street. I'll call the public hearing open. Jason, have a seat at the table. This is a public hearing to close a portion of a 33-foot-wide platted street in Harrisville, Dickenson Addition to the town of Harrisville, Randolph County, Indiana which runs north and south. It's contiguous to and between lots 23 and 24, and is approximately 130 feet deep in length.

Jason Welch said good morning, Jason Welch. I'm here on behalf of Marsha Skaggs. Marsha is the personal representative of the estate of Robert Holt. And the reason we're here is we filed a petition to vacate a portion of a platted street in Harrisville, and it's on North Street. And, do you have a copy of the petition? I've got a copy of the map. It's probably easier to explain that way. Have you got one Meeks?

Meeks said I've reviewed it.

Jason Welch said when we prepared to sell this residence, we learned that the residence and the garage are built on a portion of a platted street there in Harrisville. So, that's why we filed the petition. And we spoke with the neighbors, David and Paula Arnold, and they have both consented to the vacation, waived notice to be here today. And they've also consented to the entire 33 feet of the platted street being adjoined to lot 24, which is owned by Robert Holt Estate. And that would pretty much put most of the garage and the home there on lot 24, which is owned by the estate. So, we're asking the county to vacate this portion of that platted street, and we believe that this satisfies all the statutory requirements. It's never been improved or maintained by Randolph County as a public way. It will not hinder the growth or orderly development of the neighborhood. It will not make access to other lands difficult or inconvenient. And it would not hinder the public's access to a church, school or other public building or place. So, if you have any questions, Marsha Skaggs is also here.

Mike said on this map, I guess just for point of explanation, it looks like there's a driveway that runs back to the garage on 23.

Jason Welch said yes.

Mike said is that a shared driveway between?

Jason Welch said it was used only for this residence, so we've talked to the Arnolds and they're going to work that out, and they need to move that over.

Mike said okay. That's all the questions I have. Gary, do you have any questions?

Gary Girton said no.

Mike said do we have anyone here that would like to speak to the petition to the vacation of this street, Harrisville? If you are here to do that, we would ask you to come forward and sign the sign in sheet to evidence of your presence, and hear what you have to say. Okay, hearing no one, let the record reflect that no one spoke up. Do you have anything else, Jason?

Jason Welch said no, I do not.

Mike said gentlemen?

Gary Friend said I do not.

Mike said entertain a motion to close the public hearing.

Gary Friend made motion to close the public hearing. Gary Girton seconded the motion. All aye votes. Meeting closed.

Mike said we have another public hearing that I think we need to go forward before we do the ordinance.

Jason Welch said okay. Thank you.

Public Hearing – Vacation of alley (Suzan Dillon Myers)

Mike said next item is a public hearing for the vacation of an alley, Suzan Dillon Myers. Morning Suzan.

Suzan Dillon Myers said morning. I want to apologize. When I received the notice, it was set for July 1, and so we missed the June 15th, and then the July 1st notice was published to be at 7:00 o'clock at night. And so, now we are here today. So, I apologize.

Mike said no reason to apologize. We meet first and third Mondays every month. I hope things work out for your petitioner and those in Harrisville, if we get this done or not today.

Suzan Dillon Myers said I'm Suzan Dillion Myers and I represent Tina Scarberry and Kenneth Krommenacker, and they are the owners of lot 29 in Harrisville. We are asking for the vacation of a 33-foot alley between lots 29 and 30 in the Dickenson Addition to the town of Harrisville. I supplied copies of the petition, findings of facts, and the ordinance last week. So, you should have that available to you. This is between two property owners. It abuts to the south to a

railroad so there's never been any improvement to this alley. The two property owners have had it. It doesn't hinder any growth to the development of Harrisville or the neighborhood. It would not make access to any other land inconvenient and it does not hinder the public's access to a church, school, or other public building or place. And it does not hinder the use of public ways to the neighborhood on which it was contiguous.

Mike said and you're looking to close it between the railroad right-of-way and North Street?

Suzan Dillon Myers said yes.

Mike said or vacate it, excuse me?

Suzan Dillon Myers said yes.

Mike said vacate it.

Suzan Dillon Myers said yes.

Mike said looks like it's closed now. Looks like there's a fence on a portion of it?

Suzan Dillon Myers said there are fences on each one, have already been established fences. They've move them. They understand that each one gets the 16 ½ feet, so that the east property owner receives a 16 ½ feet. She's moved her fence. They've taken down their fence, and they'll put it back up when the ordinance is finally adopted. So, each one of them knows that they are only receiving the 16 ½ feet.

Mike said okay. Do you have any questions, Gary? Gary, do you have any questions? Anyone here from the public that would like to speak to this petition for the vacation of the alley between lot 29 and lot 30 in Harrisville? If you are here, we ask you to come forward, sign in and then tell us what your thoughts are. And if you would, state your name?

Samantha Burke said Samantha Burke. I am the adjacent homeowner for the property that they're asking to have the alley vacated. There are some things that I just felt like you guys should be aware of going forward. These properties out there have had existing structures, driveways, garages built. People have fenced. They have planted gardens, trees. Everybody has just kind of assumed property lines out there. So, the property between Mrs. Scarberry and Mr. Krommenacker, there is 33 feet, but it's supposed to be vacated as an alley or a road. Some of them are roads, some of them are alleys. And the property that they asked for prior to, with the other attorney, that is the same alley. So, that would have been Tina's mother and step-father that own that property. And he has since passed, and she was removed and taken to a nursing home. So, that driveway and garage, if you look at the map, it is on part of what would have been alley or road, and so, the same thing has happened with my property.

Mike said where is your property?

Samantha Burke said my property is directly across the street and to the east of Mr. Krommenacker and Scarberry.

Mike said you're on the other side of North Street?

Samantha Burke said I'm on the railroad track side and to the east of their home.

Mike said okay. This says it's owned by Samantha, or lot 30.

Samantha Burke said Boyd. It's under Boyd. It's my maiden name.

Mike said is that lot 30?

Samantha Burke said uh huh.

Mike said are you the owner of that property?

Samantha Burke said I am.

Mike said okay.

Samantha Burke said and so what's happened is, just like with all the other properties out there, my home was built and then a prior home owner, I have no idea when, 23, 4 years ago, I don't know, had built a one-car garage towards the Scarberry side. And then they added an additional garage. And so, what's happened is they have helped themselves to do that with no survey, no vacation of the alley, and because no one out there has done that until now, and so, the corner of my garage will be right on the 16 ½ foot line of what would be considered my half if it's granted. So, there will be no pathway between the garage and what would be access. And then, also, the property lines bevel. They do not go straight. They're not parallel to the homes. They bevel. And so, as that boundary would bevel from the back post, if granted, to the front road, it's going to cut off about two foot of my cement driveway. And so, I was going to ask the committee to have some consideration that since homeowners in the past, have had these structures built, just like the garage across the road, the driveway across the road, and I've got the same thing on the other side, 64 feet of property that the other homeowners have decided to just since build on, plant, and just help themselves. You know, they gained 64 foot that really is technically, county land, and they're just using that and there's no splitting it without having a legal process done like this. Then, I would ask that basically, the only property that's really vacant that's their land, that's not going to affect any structures, is really only 12 foot, 3 inches from their legal property line. That's all that's really there. It's not 33 feet. From the post to what would be the corner of my driveway, is only 12.3 feet, not 16.

Mike said so, I'm looking at a plat that shows a wood fence that doesn't look like it splits the alley.

Suzan Dillon Myers said it doesn't, but that's been removed.

Mike said okay, the wood fence has been removed?

Suzan Dillon Myers said yes.

Mike said and then Mrs. not Boyd, but Samantha is saying that if we split this, if your proposal is to split this 33 feet, 16 ½ feet, 16 ½ feet, then her driveway is going to be on your property. Do you agree with that?

Mr. Krommenacker said yeah, her driveway is on my property.

Mike said it's not now.

Mr. Krommenacker said it is now. Well, the alley.

Mike said it's on the alley.

Mr. Krommenacker said yes.

Mike said and her point is that if we do this as proposed, then her driveway is going to be on your property and you would have the authority to force her to move her driveway.

Mr. Krommenacker said I wasn't going to.

Mike said well I guess that, I appreciate that and I understand that. I don't know how we resolve that to make sure that doesn't happen.

Mr. Krommenacker said a few weeks before all this come about, I asked her if she'd want to adjust the back yard and the front yard. She just threw her arms up and walked into the house and said she didn't want to deal with it.

Suzan Dillon Myers said because what could happen if she had 4 foot to the front, where her driveway is, then they could adjust it and have an additional 4 foot to the south towards the railroad tracks to make an adjustment that way, so that the square footage would be the same.

Gary Friend said what if we do nothing and leave it alone and let the driveway remain legally on one side, what's wrong with leaving this alley alone? Who's harmed?

Suzan Dillon Myers said well then, who's going to put the fence up clear over?

Gary Friend said well the fence is in the wrong place in the first place.

Suzan Dillon Myers said well, I understand they're in the wrong place.

Gary Friend said so who's harmed with the alley left open?

Suzan Dillon Myers said well they've taken down their fence. They would like to be able to put up their fence again where it should be. I mean, if they put it up where their property line is now, is she going to then put a fence up clear over to where their property line is and let her animals continue to come clear over there? That was the point that they wanted to go ahead and vacate so that, because the law says if it's government property, it isn't by adverse possession. They don't have a right to it.

Mike said we could, as a county, come out and enforce Samantha to move her driveway.

Suzan Dillon Myers said right.

Mike said and the fences.

Suzan Dillon Myers said right.

Mr. Krommenacker said she's already got her fence up on the new property line if it was vacated. She dug a 4 by 4 into her driveway and ran a new metal fence.

Mike said so, what are our options here?

Meeks said close the public hearing and probably go out and look at it, and bring it up at the next meeting.

Mike said okay. That sounds like a good option. But, what, can we dictate where the line goes?

Meeks said vacate it or not vacate it. That's the petition in front of you.

Mike said so, based on this petition, if we vacate it and approve this ordinance, then it's going to be split down the middle.

Meeks said correct.

Mike said so, can we advise the petitioner that we're not going to want to do that?

Meeks said yes, after the meeting, after the public hearing is over.

Mike said I understand that. Okay.

Samantha Burke said I also just want to say that, you know, going forward, just like on the, I'm kind of squeezed in the middle here on two neighbors that we've got this going on. And so, the other side, the 64 feet, what will happen is if nothing gets decided, then when I go forward to do this on my own for the other side, it's like what's happening now. They've put fence up. I have fence up because of livestock, dogs. They have dogs. And so, something had to go up, potentially for, even temporary. And so, when we try to go split it or we try to go work on fence, then the county sheriff gets called and you know, they're going to tell you it's civil, we can't do anything about it. You go to your side, you go to your side. And what happens is like the

neighbor on the east, they've just taken over 64 foot that doesn't really belong to them, doesn't belong to me. But they're using it. They're gardening it, they're planting on it, they're putting dogs on it, campers, they've just helped themselves. And so, just like when I pass away, if they pass away, it's going to get sold, then we're right back here doing this again. Bob's passed away.

Mike said you're making a pretty good case for this alley to be vacated.

Samantha Burke said so I just, you know, it's when structures go up, and it's things that were done prior to my living out there, and things weren't done legally, it's just a huge mess out there. It's not just as simple as what they're presenting to you, so, it's going to be the same token on the other half.

Mike said it's simple in the sense that the alley can be vacated. Where it's vacated becomes a matter of cooperation between the neighbors on each side.

Samantha Burke said yeah, and the problem is about 6 blocks, you know.

Mike said some give and take there.

Samantha Burke said when the property line goes down, if it is granted and it goes along that drive back, that garage, I don't know what the law is, county versus state for building structures within a property line, but there'll be no way to access to maintain that side of the structure, because there's, it's not even going to be, I can't even squeeze between there. That's how close it will be. There's not even a mower, there's not even 20 inches of width. And the plan is to fence the entire property to secure the animals and children and whatever else. And so, there'll be no access to that side of the garage. That side of the garage is rotted. I'm not going to be able to get in there with equipment, paint, maintain, nothing. Can't get through there with a mower.

Mike said okay. I think you've made your case. Do you have anything to add?

Suzan Dillon Myers said no. They just would like to get the property line established so that they could put their fence back up.

Mike said Gary, do you have any questions?

Gary Girton said no.

Mike said anyone else here who would like to speak to this petition? Yes sir. You'll need to come forward and sign your name.

Well, I don't really know if this really goes with this case. I'm the other neighbor. I didn't know if you guys.

Mike said if you don't want to speak to this petition, then.

Okay that's what I was wondering. Thank you.

Mike said okay. Anyone else? Hearing none, I'd entertain a motion to close the public hearing.

Gary Girton made motion to close the public hearing. Gary Friend seconded the motion. All aye votes. Public meeting closed.

Mike said and now, I'll call the meeting of the County Commissioners to order.

Jason Welch – Vacation of Platted street Ordinance 2024-11

Mike said the first item on the agenda is a vacation of a platted street, Ordinance 2024-11, presented to us by Jason Welch. And Jason, do you have anything to say to this ordinance?

Jason Welch said we have nothing further.

Mike said okay. This is an ordinance of the County of Randolph, State of Indiana, for the vacation of a portion of a platted street located in the town of Harrisville, Indiana, and providing for the reservation of utility rights and providing for the abandonment of the vacated street to be adjoining a contiguous land owner. And as I stated before, this is a portion of 33 feet wide platted street in Harrisville, in addition to the town of Harrisville, Randolph County, Indiana, which runs north and south, is contiguous to lot 23 and 24. And is approximately 132 feet in length. At this time, I would entertain a motion to approve number 2024-11 by title only without reading.

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

Mike said we did vote unanimously and this is an Ordinance we could suspend the rules and have the 2nd and final reading today to pass Ordinance number 2024-11.

Gary Girton said I'll move we suspend the rules and have the 2nd and final reading by title only.

Mike said I have a motion to suspend the rules. Do I have a 2nd?

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

Mike said at this time, I'd entertain a motion to adopt Ordinance 2024-11, an ordinance vacating a street in Harrisville, Indiana.

Gary Friend made motion to adopt Ordinance 2024-11. Gary Girton seconded the motion. All aye votes. Motion carried.

Mike said the street is vacated.

Jason Welch said thank you.

Suzan Dillon Myers – Vacation of alley Ordinance 2024-13

Mike said next item is Ordinance number 2024-13, an ordinance of the county of Randolph, state of Indiana, for the vacation of an alley. Said alley located off of North Street to the town of Harrisville, Randolph County, Indiana and providing for the reservation of utility rights and providing for the abandonment of the vacated portion to the adjoining landowner. And this is the alley of 33 feet between lots 29 and 30 to the Dickenson Addition to the town of Harrisville. We've heard the concern here from the neighboring property owners that if we proposed to split this alley down the middle as presented by the petitioner, then it's going to put one property owner's driveway on another property owner's property, and put a building awfully close to the property line. We've heard the recommendation of our attorney is to table this ordinance until our next meeting and have opportunity to go out there and see the alley. I'm kind of inclined to let that happen.

Gary Friend said me too. I'll make a motion to table.

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

Mike said so, we will meet again on Monday, August 5th. And we'll take up the ordinance of 2024-13. Okay. Very good. Thank you.

Council's update

Mike said next item is the council update. I think we have one council person here, is Missy Williams. Morning Missy.

Missy Williams said morning. Thanks for the opportunity. Gary, you've pipe in here and Meeks, you've pipe in here if you need to. It was a pretty long meeting last month or the first of this month, because of the salary meetings that have been taking place. And Gary was gracious enough and give us a thorough update on that. Those go from making some handbook changes on can we do a paid lunch. Can we not do a paid lunch. And of course, all of this will be decided during our salary discussions later in the month in August. Changes for the handbook as far as paid lunches and reducing or doing away totally with comp time and paying everyone off. So, those were the two highlights there. And we also agreed to a tax abatement for the, I can't remember the company name now. You might have to help me out, Go Dairy.

Meeks said Union Go Dairy.

Missy Williams said yeah, thank you. Union Go Dairy. We approved that. And I think that was about it.

Mike said okay.

Missy Williams said can I give you one more update?

Mike said yes.

Missy Williams said so, Hip Sips is an organization, I'm not working with that group this year, got a little too busy. But they raised last year, a little over \$10,000.00 and they donate that money to the Randolph County Cancer Services. And it will take place again this year on August the 3rd. The leader of that is out of town on vacation, but she is seeking a request to put a sign, a banner, double-sided banner in the front courthouse lawn, as usual, she does, I think, every year, advertise that.

Mike said on 32?

Missy Williams said right here on the courthouse yard, yes.

Mike said and that leader of that organization is who?

Missy Williams said Alice Myers.

Mike said Alice Myers.

Missy Williams said and that banner would be 4 feet by 8 foot which is standard to what they've done in the past.

Gary Girton made motion to approve.

Mike said I have a motion to approve the request of the, I assume it's the Cancer Society?

Missy Williams said yes.

Mike said hip sips banner on our courthouse lawn.

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

Missy Williams said thank you.

Chris Shaneyfelt – Lumenserve quotes

Mike said Chris Shaneyfelt.

Chris Shaneyfelt said the reason I'm coming to you this morning is to consider quotes from a company called LumenServe. They do lighting for our FAA radio towers. So, they're a tower lighting company. The reason I've been in conversation with these folks is the tower that's at the jail, the light that is on top of it is failing. It's no longer wanting to work properly. It's not emitting as brightly as it used to be, and it is making a sound. I don't know how really to describe it, which it wasn't doing before. I've looked in the boxes attached to the fencing of the radio tower there. And that equipment is 20 years old that's on top of the antenna. So, in conversations with LumenServe, they have three different type of contracts or quotes that they do. One is where, basically, we're renting their equipment. They install everything and we just pay a monthly fee. The second is a lease, and then at the end of the 5 years, we buy the light for a dollar. And then the third is a direct buy from their company, and they install it. All the quotes

that we have here also come with 100% monitoring. So, they can track and tell us when the lighting equipment is out, they notify the FAA of the outage. They ping the equipment every 5 minutes to make sure that it's working. If stuff goes wrong, they come in and replace it. So, with the 3 different quotes that I have there, I can afford the rental. It's in my current budget. I can afford the lease option. It's in my budget. But the direct buy is not in my budget. I don't have the funds for that.

Mike said so, there're 3 other towers on here.

Chris Shaneyfelt said yes sir.

Mike said so, LumenServe is?

Chris Shaneyfelt said they are willing to put monitoring equipment, because we already own the equipment, it's brand new, I mean, a couple, three years old, they don't expect any failures or anything, so they would just attach monitoring equipment and monitor all those towers and things for us, as part of a service contract. And that way, if there's any outages there, we're good to go as well.

Mike said so that's not their equipment but they're willing to monitor that?

Chris Shaneyfelt said they're willing to monitor, yes. And we've already had one lighting failure at the central tower this year.

Mike said so, is it pretty generic equipment or is some branded equipment out here and is LumenServe going to put the same equipment on the jail tower as we have on the other three towers? Do you know?

Chris Shaneyfelt said the lighting equipment that we have on the three new towers is different than the equipment that they would put on our new one, but it's the state-of-the-art stuff.

Mike said okay. And we bought them, we bought those?

Chris Shaneyfelt said with the three towers, yes. And we own the one currently on the jail tower.

Mike said sounds like we need one. I guess the question is, do we buy one or do we put it on

Chris to lease it?

Chris Shaneyfelt said yeah. Renting to me seems kind of silly.

Mike said pardon?

Chris Shaneyfelt said the renting, where they just come in and put the tower equipment on and we would be paying them. That seems kind of silly. The lease or the buy would be the two, that to me, makes more sense.

Mike said so, even if we purchased it, it looks like they'd set it up for our financing, we're going to pay it so much per month? Or is that to monitoring?

Chris Shaneyfelt said that's the monitoring.

Mike said okay. There we go.

Chris Shaneyfelt said if you look at the finance where it says \$254, that's just the monitoring for that tower and then \$477 for the other three towers for a total of \$731 a month.

Mike said okay.

Chris Shaneyfelt said in monitoring. And I have that in the budget.

Mike said so we need to determine if we want to spend \$23,246.00 for this light equipment?

Chris Shaneyfelt said it looks like \$25,269 is what I have.

Mike said well we get a discount there, multi-tower discount.

Chris Shaneyfelt said oh, okay, I see it down at the bottom. Yes, you're correct. I'm sorry.

Mike said \$23,246.

Chris Shaneyfelt said yes.

Gary Friend said one question. If we buy this, what do we get? Do we still get monitored?

Chris Shaneyfelt said yes.

Gary Friend said for how long before there's more money involved?

Chris Shaneyfelt said at the price that they quoted us, 5 years. And then after that, we can renew and it's just a 4%.

Gary Friend said so, the \$23,000 includes 5 years of monitoring?

Chris Shaneyfelt said no. That's just, the monitoring each month would be, for that one, would be \$254. And again, that's in my budget.

Gary Friend said this \$23,000, buys just the light on the jail tower?

Chris Shaneyfelt said the light on the tower, and tearing down all the old lighting, doing with it whatever we want, which I can't see us trying to see it, so, I mean, it's junk.

Gary Friend said is this normal? I mean, have you checked into it? Is this standard pricing?

Chris Shaneyfelt said anything like this is not cheap.

Gary Girton said so, when the central tower went out, who replaced that?

Chris Shaneyfelt said it was not replaced. It was under warranty. So, J&K came down. What was wrong with that lighting system was a piece of equipment that was in the shed. So, that was under warranty. They just replaced it. The only thing I had to pay for was J&K's time to come down and take care of it as far as replacing the worn-out part with a new part. The light itself was fine. We had no way of knowing. Lonnie, from the highway department called me and ask me if I knew our light was out. I didn't. And learning through these folks, we have like a 30-minute time that if we have an outage, within 30 minutes, they're supposed to notify the FAA. And obviously, we didn't know that. I didn't know that at the time. So, this company takes care of all that for us. We don't have to worry about any of that.

Gary Friend said you said on \$731, on this total, beside the \$23,000 includes monitoring of all towers.

Chris Shaneyfelt said all 4 towers.

Gary Friend said all 4 towers. Do you have that in your budget?

Chris Shaneyfelt said yes sir.

Mike said so, what is the warranty on the light and the equipment?

Chris Shaneyfelt said they say it's just 100% lifetime. If it goes down, they come here and fix it. If it burns up and they have to put all brand-new equipment in it, that's what they do. They say it's a no worry contract.

Mike said we need to decide whether we want to buy this and use the service, and how we're going to pay for it.

Gary Friend said I think we should buy it. We should pay for it out of Cum Cap and we should let Chris's budget maintain the monitoring service of \$731.00. I'll make a motion to that effect.

Mike said have a motion to purchase the LumenServe lighting system at the jail tower for \$23,246.00 and pay it out of Cum Cap, and the monitoring service of \$731 per month would come out of the E911 budget.

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

Chris Shaneyfelt said do I just come back to the council for that?

Gary Friend said no.

Chris Shaneyfelt said no.

Gary Friend said well, the commissioner's Cum Cap budget will pay for it's already appropriated too.

Chris Shaneyfelt said so, as far as the quote goes, they will send you a docusign. So, I will give them your email address and they'll send you a docusign for it. Okay?

Mike said okay. We can handle that. Thank you.

Chris Shaneyfelt said alright sir. Thank you.

Grant Phillips – Tower King

Mike said Grant Phillips, Tower King.

Grant Phillips said hello everybody. Based on that last conversation, I own about 80 of those tower lights. So, if you guys have any questions about, I didn't know if I should interject or not, but I installed, have a lot of those installed. So, I know it's already been voted on, but I'm happy to provide any guidance or anything you might need in that regard. But, today I'm here before regarding some towers that you guys own. Gary, when was that, about 20, 21, Mr. Girton, when you and I first started talking about a couple of towers that were to be built in the county, and that project kind of fizzled? But in the meantime, I stayed committed to marketing the three new towers that you have all built. And I believe that I have a cellular customer that's willing to use the tower. And I think when we presented it to the council here in 2021, I think it was April, around then, 2021, we kind of discussed marketing on one of our power point slides. And just staying true to that, that's why I'm here today, to get you guys' blessing to proceed forward with getting some revenue on your towers.

Mike said sounds like a good thing.

Grant Phillips said it is. It's a very good thing.

Mike said we were promised revenue when we bought it, so.

Grant Phillips said it's always the field of dreams. You know, you build it, they will come, sort of thing.

Mike said well, they're coming I guess.

Grant Phillips said and I think if it weren't for COVID, maybe I would have been here sooner, but once.

Mike said well I'm talking about you. I'm just talking about the guy that convinced us to build the towers. And we did need the towers, so. In order to get the benefit of leasing the towers, and you presented us with a marketing agreement.

Grant Phillips said correct.

Mike said where you would be our representative and closing the deal, I guess.

Grant Phillips said yeah, we take care of everything.

Mike said and your fee for that is 40%?

Grant Phillips said correct.

Mike said and it kind of indicates that that's standard?

Grant Phillips said yes. Yep, that's pretty standard in the industry.

Mike said have you seen this contract, Meeks?

Meeks said I have not.

Mike said well in my review, I don't have any issues with it, and right now, we're not receiving anything for our towers.

Grant Phillips said do you have any users at all of any shape or size?

Mike said no. I'm not in a position or I don't think any of us are in a position to go out and try to market it. I think I'm going to share that with Meeks. Let him review it.

Grant Phillips said yeah, I wasn't expecting that was going to be signed today but, just to answer questions that you have.

Gary Friend said you mentioned you have a time sensitive proposal from one of them?

Grant Phillips said yeah, I have a lot of interest on one. The carrier is actually reviewing and ready to move forward on another tower nearby, and my job would be to convince the carrier to come on to your tower, use your tower. And I believe I can do that.

Gary Friend said and how long would this carrier look out for in the future being on the tower?

Grant Phillips said how long would they be on it? Well, they sign typically, 20 to 25-year leases.

Gary Friend said I seen in your contract it's 5 years, but it's renewable 8 times?

Grant Phillips said correct. Yeah, sometimes they'll sign long term leases so that kind of covers that I'm engaged with the carrier for that long.

Gary Friend said in this contract, you would market all three towers, not just this one.

Grant Phillips said correct. Yep.

Gary Friend said what would you do to make sure that we believe that you're actively, eagerly marketing towers you have under contract?

Grant Phillips said sure. That's a good question. That's part of the reason with the incentive. Of course, we want to, the 40%. So, that's financially that's a commitment. But I think also, testament of that is, even though we work for 3 years on a project with your guys and my company didn't make any money, I still stay committed to the county and market of the towers. I hope that kind of shows good faith on our end for you guys.

Gary Friend said okay.

Mike said so, I guess, if we have a time sensitive matter, is this something that could wait for two weeks?

Grant Phillips said yes. I think 2 weeks would be about the most. I mean, we'd like to get everything hashed out as quickly as possible, because what the carrier wants to see is this document in place because they like working with companies like me, preferably tower companies, rather than governmental jurisdictions. I'm kind of like the liaison, the middle man that makes it, that greases the wheels and makes it happen.

Gary Friend said without over committing, how, what kind of revenue does this particular project have a possibility of earning?

Grant Phillips said I'm not sure off the top of my head, but I would say somewhere around \$2,000 in that range.

Gary Friend said that they'd pay?

Grant Phillips said yes that they pay. Then we split that portion, there, somewhere in that ballpark. I don't know yet, but.

Gary Friend said that's fine, that's close enough.

Grant Phillips said I was even hesitant giving an answer, but that's kind of like the industry standard in this area. So, I think it's safe to say that amount.

Mike said well I think, I don't have any other questions.

Gary Friend said neither do I.

Mike said it's a win/win. We don't really have anybody that can do what you do.

Grant Phillips said I agree.

Mike said so, I think, well, I'd want to table it for two weeks to give our attorney opportunity to review it.

Gary Girton said would the placement of this particular company's equipment affect other use on that particular tower?

Grant Phillips said so, what we'd have to do before we could even install equipment is you know, of course, we get commitment from the carrier, then get them to, we'll figure all the documentation. We have to run a structural analysis on the tower to make sure where they want to put their equipment, you know, the tower can accommodate that loading. So, would it affect future equipment is technically no, it shouldn't. But there will be additional loading that the tower takes on just because there's more equipment on it. But it shouldn't affect, because everything I licensed. So, there shouldn't be any interference with your existing equipment on the tower or future users.

Gary Friend said and the future users would be through your marketing agreement?

Grant Phillips said correct, yep. We have leases with all the carriers.

Gary Friend said what do you see coming on these towers? They're new, they're modern, and we're in a technological era today.

Grant Phillips said you know, Cellular is always a big one. Everybody wants cell. You think of cell phones for your talking, but actually, most of the data is done behind the scenes with data. But also, you see really crazy stuff where now they're shooting signals up to space so, that way, like the star link type stuff, they shoot bandwidth up to the satellites. And you have other companies that are shooting signals to airplanes, public safety. I mean, I remember when I first started this, they said our toasters would be on WIFI, and I didn't believe them, so, who knows what could be coming next. I mean, it could be some new technology that we're not even thinking of right now.

Gary Friend said I guess my whole premise was it's not out of reason to get some users on these towers.

Grant Phillips said correct.

Gary Friend said if we get them marketed out there and you get working on it.

Grant Phillips said and that's a nice thing too, so I've been marketing my list, and that's how we ran across this, because I was marketing and the carrier has my list.

Mike said okay. Anything else?

Grant Phillips said no, that's it. Gary so I'll just stay in contact with you and Meeks? If you guys have any questions and then of course, I assume there will be questions so we can kind of,

how do we handle communications moving forward with that there, so I want to make sure we don't lose time?

Meeks said I have an email. I'll just email.

Grant Phillips said do you have my email address?

Meeks said GPhillips at, it's on your contract.

Grant Phillips said yep, that's me.

Mike said and then you can, if you want to touch base with Gary, you can touch base with Gary.

Grant Phillips said we'll do, that way, just keep the communication going and we'll go from there.

Mike said and our next meeting is August the 5th.

Grant Phillips said alrighty gentlemen. I appreciate your time. If you have any questions, you know how to find me. Thank you.

Pam Fraizer, Executive Director, AAR- request for funding

Mike said our next item is Pam Fraizer, executive director of the Art Association of Randolph County. Morning Pam.

Pam Fraizer said my name is Pam Fraizer. I'm the executive director of the Art Association of Randolph County. This will be my second year in that position. So, I wrote a letter that normally, I'm going to read it because I get nervous talking in front of people and this will keep me on task to say what I need to say.

Mike said okay.

Pam Fraizer said I would like to reintroduce you to the Art Association of Randolph County, the community's headquarters for art and art experiences. AARC depends primarily on grants and donations to help us fulfill our mission to provide opportunities to enjoy, participate, educate and inspire through the arts. AARC has hosted art exhibits and art experiences for our community for almost 70 years. Our goal is to provide no cost and low-cost experiences, includes all forms of art, define opportunities to reach out to our neighboring communities and to expand diversity in community partnerships for our programming. We hope you will consider supporting our activities for this season and in the future. We are upgrading our events to include elements of history, storytelling, cultural experiences, music, history and culinary arts. AARC understands that we have a wide audience, and will continue to host several events that our community has grown to love. We will also be increasing our visibility with diverse activities throughout Randolph County. Last year, we visited county library locations to present our own original eclipse book, Who Turned Off the Sun. We visited Winchester, Parker City and Lynn, as well as Union City, where we are located. We were also able to work with our Region 5 partner, the

Richmond Art Museum in presenting their Art is Mexico programming to classrooms throughout the county, reaching almost 300 students. AARC also hosted a t-shirt workshop for almost 40 participants at the stop and sip in Parker City. These county-wide opportunities are something we are planning to increase every year. In addition to programming, we are exploring ways to make our historic headquarters more accessible, safe, and appealing. This spring we have started to cleanup and replant our neglected flower beds with native pollinators. Along with this effort, we want to upgrade our outdoor spaces of new seating and planters, making our porch a place where people feel welcome. We are exploring ways to upgrade our gallery panels to allow more display configurations that are easy to move and customize. This would also allow us to easily organize exhibits in neighboring towns. Our gallery lighting also needs to be upgraded to properly illuminate the work of our guest artists. We are in the process of upgrading our kitchen, making it accessible, functional and safe for everyone. The depot building is an important historic asset, a gathering place for the entire county. Attached you will find an outline of everything we've done since June of 2023, along with our new season that we have planned through 2024 and into 2025. And I've also included a line item budget of what those things kind of cost, kind of cost, they do cost us. One of the first things is programming expenses. These are things that we have hosted throughout the year, and since we want to add many layers of the arts, we are estimating that there're 2 to 4 events per month at 700 each month. The gallery updates I have listed. We have gallery panels now that have been there for 30 years probably. I cannot move them myself. In fact, it almost killed me and a board member moving them. So, these panels will help me do my job better as I'm there most of the time. And the track lighting, that's not horribly expensive, but it sure makes a difference when I approach artists to come and display at our gallery. The art supplies, I need some good basic art supplies because we want to teach and have workshops for people to learn basic drawing, painting skills, and that's what this list is. Also, because Winchester High School has eliminated their art program, which we don't like very much, but I think it presents us an opportunity to be out here in Winchester some more and helping those students get some art experiences that they may not normally get now at the high school. The discretionary funds, just help us with those day-to-day things that we have to deal with in that historic building. The last thing is maintenance. I'm putting this down, although we approached Union City Council about the upkeep of the building, itself, just because it is located in Union City. That's something we didn't expect, and that happened about a month ago, so you can imagine that it's kind of uncomfortable in there right now. And that was last installed in 2002. This is a quote that we got, and I can present that actual quote from Wallace Heating and Air Conditioning. I'm looking into getting a couple more quotes before I make that decision. Although, the historic building, it's important that we get that done as soon as possible. And that's what I have. Does anyone have any questions?

Mike said I presume this is additional expense to your normal everyday operating budget?

Pam Fraizer said it is because the operating budget was presented to Union City, just because, like I said, the building is there. I think they have a responsibility to keep that building in good working condition. But I would be remiss in not putting this down. I'm meeting, not only with your guys, but with Winchester City Council tonight, and hopefully setting a meeting with Winchester Main Street.

Mike said so, does the Art Association do any fund raising on its own?

Pam Fraizer said well we haven't had a fundraiser for a while. I have to admit that. We do have one planned for next March. It is difficult, I have to say, to sometimes get people through our doors. We do ask for goodwill donations and we're trying to figure out what that fundraising looks like. I sent out a 100 season brochures to ask for fundraising this year, because I didn't feel like asking per event, per exhibit, per workshop, is really a good functional way to ask people to donate. So, I was trying to put out a season.

Mike said is the Art Association a membership organization?

Pam Fraizer said we do have a few members. Yes, we have about 200 members.

Mike said I used to be a member, but I was never, I mean, somebody stopped asking me to be a member.

Pam Fraizer said yes, we're trying to deal with that membership thing.

Mike said I guess, to me, that seems like a good source of not only revenue, but also additional revenue.

Pam Fraizer said I agree completely. I want to be able to offer members though, something more than just \$10.00 off being able to put something in one of our exhibits. This is something I'm trying to look at. I want to be able to offer members something more than that, because not everyone is an artist.

Mike said right.

Gary Friend said are you asking us for the \$31,350.00?

Pam Fraizer said well I do look at this funding request as almost a menu item. If I could get partial funding here, partial funding from the City, partial funding from Union City, partial funding elsewhere, that would be great.

Gary Friend said I kind of believe the depot where you're at belongs to the city of Union City?

Pam Fraizer said no, we own it.

Gary Friend said you own it?

Pam Fraizer said uh huh, we own it. Although I think it's a very important part of Union City.

Gary Friend said I think we should, personally, I think you should be here after you've approached all the local communities.

Pam Fraizer said okay.

Gary Friend said I think they would wait on to see their involvement after what, how much we would do if we done any, and I think it should be the other way around. I think Union City ought to have a buy in, and then see where Winchester is at because there could be this perception that it's, as much as you like to do outreaches, mainly a Union City function.

Pam Fraizer said well that is an issue that we have had because we are to serve all of Randolph County.

Gary Friend said right. And I honestly didn't even know that you existed. And that's not your fault.

Pam Fraizer said wow, okay.

Gary Friend said but, saying that, there's probably a lot of people in the county that may not even know about you. And we have more than just the Art Association. If we were to fund them in this, we have a historical society that comes once in a while. There are a lot of things, but I think we have to be careful on we being the first grantor of money.

Pam Fraizer said I understand that. Yes, absolutely.

Mike said and you have, you do receive grants, you mentioned it. I mean, the Community Foundation, are you a grantee of the Community Foundation?

Pam Fraizer said yes, we did get some funding for them, from them this year, and from IAC we get some funding as well.

Mike said Winchester Foundation, do they give you funding?

Pam Fraizer said yes. They have in the past, absolutely.

Mike said yeah, and then there's a new group, Forum of Funders that we're a member of that.

Pam Fraizer said yes. I have written 4 grants to Forum of Funders.

Mike said have you?

Pam Fraizer said yes.

Mike said have you received any?

Pam Fraizer said I have not yet. But, we will get there.

Mike said okay. Well, I think Gary makes a point, and I think you've done that. You started at Union City. I would hope they would assist you and they would be the primary assistants, and then Winchester would follow and then we would be about the third to do that, I think. What do you think, Gary?

Gary Girton said I don't disagree with that. I think it's a very good program. I'm a little, I guess, sorry is not quite the right word, that Winchester dropped their art program, because I think it's so important.

Pam Fraizer said it is.

Gary Girton said I've attended a number of activities over there, not in the last year and a half, but at the Art facility and there are a lot of good activities there that I've attended. And that I followed and read about and I know there's been a number of students that I know of their families that have participated in this, and the activities that you've provided for the younger kids and so on, to get them involved. I think it's a good program and a good area, a good activity, but I agree that, and I think that the county needs to be involved in this, but I agree with Gary's comment if we go at it in the different approach, then come back here then eventually, then I think, from my perspective anyway, I'd be definitely supportive of moving forward with the county supporting it to some extent.

Mike said well I think you being here, Pam, has indicated to me that you're making a stronger effort to revitalize I guess, the Art Association throughout Randolph County. And again, I was a member, and for several years. I would be again if asked to be, and it's just not one of those things you seek out and do.

Pam Fraizer said right. It's one of those things I'm trying to figure out as a fairly new director, of what the secret sauce is for this. So, I'm glad to hear actually, that this is the first you've heard of us, because that means that me getting out is spreading the word a little bit. And that's a big reason for me to be going around to other organizations.

Gary Friend said other cities and towns.

Pam Fraizer said other cities and towns, yes.

Gary Friend said one question, too, this need that you have right here, I think I would like to see the next time you come in, what your revenue sources total, and from where?

Pam Fraizer said okay. I do have that so, absolutely.

Gary Friend said okay.

Mike said any other questions of Pam? Do you have any other questions of us?

Pam Fraizer said so, do I get on the agenda for the next meeting and bring some?

Mike said whenever you have the answers, that you think you have the answers for, then you can call Laura and get on the meeting.

Pam Fraizer said well I will get those answers then.

Mike said okay. Very good.

Pam Fraizer said thank you so much.

Mike said thank you.

Dave Wall – Bridge closure on 750

Mike said Dave Wall, bridge closure on 750.

Dave Wall said actually it's 800. I messed up, it's 800, not 750. But it's at 750, it ties into 750 and comes around to 200 East. It's an L shaped road.

Mike said is it north?

Dave Wall said yes. And that's my son, Jordan. These are some pictures. I apologize. I don't have copies for everybody. If you knew my wife, these took a lot of ink.

Mike said we can share.

Dave Wall said this is looking from 200 East towards the bridge, the county road there. This is my property. I own from 200 East to the bridge, and then on the other side of the bridge, and my concern is backing semis down this road to get to this property, I had to back from here to there. There's 10 acres in between me that I don't own. But, still, backing a semi down there is of course, an issue.

Mike said how far is that?

Dave Wall said it's a good quarter of a mile. And the main thing is backing across 200 East with a semi that's 60 feet long and having somebody there to make sure there's nobody coming as I start to back across. This is just getting a little closer to the bridge as we go. This is the 10 acres in between that I do not own.

Mike said can I ask who owns that?

Dave Wall said Tom Lefever. It actually goes up to 750 so he can use 750 and 200 East for this road's access. And then this photo is just getting a little closer to the bridge, this is the next property line that I own there. And then this is just 50 yards from the bridge. As you can see, everything is grown up. This is a tough picture to see, but people have been riding 4-wheelers down around the guard rails and going out to the other side. This is standing on the bridge looking east. Somebody has dropped a big rock in the middle of the road. I don't know where that came from. We've had people back there camping. This is their campfire ring that, where they've had a campfire. And then there's some trash that's been deposited on the west side of the bridge. I picked up shingles, tires. There was a car that come through there, hit the guard rail a few years ago, had to pick up the debris from them hitting the guard rail. And then this is the road going west. As you can see, it's been maintained. Rex Fields owns hog barns on the west

side of the bridge. I guess my question is, is that, if we could, condemn that road, turn it over to me to maintain it. I talked with Ed, I talked with Jay about what we could do about it. I have a daughter and 4-month-old grandson that my daughter gets kind of nervous when cars are back there. We don't know who they are, what they're doing. You know, it's a public road as of right now. I would like to take ownership of the bridge, put gates up on both sides, put locks on them and just have access to that. There's nobody else that really needs access across the bridge. Rex Fields can do all his business from the other side, the other road.

Gary Friend said and the gentleman that owns the 10 acres?

Dave Wall said what about him?

Gary Friend said how does he get in and out?

Dave Wall said he doesn't have to go through the bridge. His property is before you get to the bridge. He owns property on the north side of the road.

Gary Friend said you just want the area of the bridge closed and turned over to you?

Dave Wall said yes.

Gary Friend said not the entire path back.

Dave Wall said no. So, I just put the gates up where the guard rails are at now, or close to that. That way he still has, he owns the farm on the south side, so he can get to it.

Gary Friend said he can still access the road?

Dave Wall said yeah.

Gary Friend said basically, from the guard rail, you're wanting from like guard rail to guard rail on the other side?

Dave Wall said to put up gates.

Gary Friend said but you're wanting us to vacate that?

Jordan Wall said yes, so that we could use it without you having to replace the bridge.

Gary Friend said but not vacate the road to it or the road on the other side?

Dave Wall said right.

Gary Friend said just vacate that particular piece of property and give it back to you?

Dave Wall said and make it a private drive, put up a sign, maybe, it's a private drive.

Mike said I think, you want the road vacated from 200, don't you? Is that what you're?

Dave Wall said yeah.

Mike said do you have a plat? You don't have a plat?

Dave Wall said I didn't bring a copy of that.

Mike said so, this bridge is just west of 200 East and.

Jordan Wall said north of 800.

Mike said okay. So, there we go. I've got it now.

Dave Wall said there's an underground house in the corner of this 750 and 800, and then Rex Fields' hog barn is around north of that. And then it curves around and I own the property on both sides of the open ditch.

Mike said so, you own that corner. This is 200 East and that's 800 North, where it says 750. This is 750 North, that's 800 North, that's 200 East. That's Rex's hog barns.

Dave Wall said Jordan will you come up here and look at that? Your eyes are a little better than I can, or you have it on your phone?

Jordan Wall said yeah, so this is, dad owns this parcel. That's the Rex Fields' hog barns.

Mike said okay, I see it.

Jordan Wall said this is.

Mike said and the bridge is crossing that right there?

Jordan Wall said correct, yes, that open ditch.

Mike said I've got it. It's that corner right there. We could go back there and look at that map.

Meeks said does 150 East go all the way up?

Gary Friend said let's go to the map.

Mike said why if we were to consider vacating a county road, I presume we'd do it just the way we did the street.

Meeks said I don't think you can Mike.

Gary Friend said yeah, it's a public hearing.

Jordan Wall said can they, Mr. Cockerill can they, since it's not, since it's a county road, they can't technically vacate it, right, since they don't own it? How does that work?

Meeks said it would be very difficult to vacate that road. From what I see, at least one parcel would be landlocked.

Jordan Wall said can they, can the bridge, itself be abandoned then?

Meeks said oh, we've already abandoned it. You can't, you wouldn't want to turn over, in case you ever want to build the bridge back. Then they'd have to buy it from you or whoever. So, that's the problem. And I'm looking. I thought you had a rule that says you couldn't have a dead-end street. Both of those would be dead ends. They used to be. I know in the City of Winchester, like, if you're going to come up and ask for roundabouts the next time, because are going to go drive down there. I mean, we know what happens when bridges are out. They probably already do it, turn around in peoples' driveways. I thought there was a rule that says you can't make a dead-end street. I'd have to look that up. I didn't know this was going to come up today.

Dave Wall said I mean, it's a dead-end street now.

Meeks said right.

Jordan Wall said right, from both ways.

Meeks said and that is absolutely correct.

Mike said so, the landlocked area would be that.

Meeks said Lefever would be landlocked, that little square.

Mike said if he sold off his southern portion of his property, that tract would be landlocked.

Meeks said we'd have to pull the whole thing and see.

Mike said he owns a lot to the south that abuts to 750 North.

Meeks said that house would be landlocked, it looks like. Well, I don't know. I'd have to get the.

Dave Wall said well the house is in the corner on 800.

Meeks said oh, maybe it's the barns.

Dave Wall said the barns are on the east, west side of the bridge that's being maintained.

Meeks said okay. That's being maintained. Okay.

Gary Friend said so, Lefever is not going to be landlocked at all by coming from 200 to the bridge?

Mike said he would be if he sold off the southern lot.

Dave Wall said only if he sold the 10 acres that's in between my property, because the 10 acres goes clear to 800 and to 200. So, the only, and I've tried to buy the 10 acres between but anyway, he's not going to sell right now. So, but yeah, that would be the only issue. But I'm not, I mean, I'm not closing it to. I'm just closing the bridge area is what I guess basically, what I want to do, so that I have access to cross so that I don't have to back a semi across 200. Have to take the heads off to go around to get to the other.

Gary Friend said I guess where my, we didn't do anything with the road, and just closed the bridge and turned over that parcel that the bridge sets on would satisfy your need to control that spot.

Dave Wall said so that I can, yes.

Gary Friend said I don't know that, I don't know the legality of that. I understand what you're asking.

Dave Wall said okay.

Mike said well that would be two dead end roads then.

Meeks said this has never been asked before, Mike. This isn't, I'm going to have to pull.

Mike said Joe, Joe? Do you know how, how big is that bridge? Do we know how big it is?

Joe Copeland said I don't know. It's not on the inventory now, so it's being inspected. I know the flow, but Ed may know.

Ed Thornburg said yeah, we, didn't I tell you? The bridge is roughly 7 feet, vertical and I, there's 21 feet, I believe in length. It's barely, it barely qualifies as a bridge, but it needs that much capacity to work. We've discussed a pipe, and it, nothing came out, nothing came out well when I looked at that, I'll say it that way.

Dave Wall said Jay went out there, have you got any?

Jay Long said me and Ed, we both went out and looked at it.

Gary Friend said on the drainage part of this, if something like this was to take place and you make your own culvert. Would it end up in a drainage plan issue?

Ed Thornburg said yes. He has, if he was going to put a, and we discussed putting the culvert on him, and the way I've done this, I've always made the landowner size his culvert to the next up stream bridge. That way, you're not causing any, you're not causing your neighbors any issue. We discussed a dry ford crossing where you put a couple of pipes in, like they do this in Union County a lot and you'll drop down and drive over your crossing. A couple of pipes in and the low flow comes up and runs over. That ends up 2/3rds the cost of a bridge. And it's just, you know, this bridge has been closed for what, 9 years?

Dave Wall said 2012 I think, you said.

Jay Long said I looked it up. On my end, it says October 20th, 2016.

Dave Wall said and like I said, equipment has changed, before, it wasn't too big of a problem to go around, but now with a 30-foot head, we have to take it off to get to the other 40 acres on the other side.

Ed Thornburg said there's about 1300 acres comes through there.

Mike said I'm not sure whether we can do what you've requested to do. So, short of that, to solve the semi backing, I suppose we could widen the road and improve the road, which is going to cost the county money. It would make it somewhat safer to back a semi down a quarter of a mile. I don't know if I'd want to do that, but.

Dave Wall said just widening it is not really the issue. The issue is backing across if somebody coming down 200 at 50, 60 mile an hour. This is the issue.

Mike said so, I suppose we could investigate what opportunity there would be to the vacation of a county road. I know that you don't like that idea.

Meeks said I'll have the meeting, at the next meeting. I don't know.

Mike said I don't know. That's what you're basically asking. And, short of that.

Meeks said he's asking about the bridge, vacation of the bridge.

Mike said bridge with two dead ends.

Meeks said I'd have to look.

Mike said and I'm, I guess, we've closed it because it's not safe. It concerns me to turn it over to somebody and say well it's safe for you, but nobody else. I think potentially, I would be concerned about the county's responsibility there. Why would you, I mean, the question is asked, why would you do that?

Dave Wall said you know, if liability is an issue, you know, you've got people back there that are partying and if they'd fall off the bridge.

Mike said well that's another matter.

Dave Wall said yeah. So, the liability then, I guess comes to me, if that's. And, you know, just a safety issue, and you know, it was mentioned to me that's all law enforcement, because that's how law enforcement gets out there most of the time, the people are gone, I'm not blaming law enforcement, they've got enough to do, but by the time they make the trip out there, a lot of times the people are gone.

Mike said and your plan to keep them out of there would be how?

Dave Wall said well, to get all the trees out of there for one thing. I mean, it's a small campsite as you can see. And I'd encourage you guys to come out and look at it.

Mike said I think we will. We'll do that on our way to Harrisville.

Dave Wall said okay. Yeah, do I need to be there?

Gary Friend said I totally understand what you're up, I mean, I live on a road that has a bridge out in the middle, and it has over growth and I keep people out on my side. But it's two dead ends. They do turn around in my driveway. They turn around in the Chalfant's hog operation on the other side. And we have to keep an eye on what goes on. I understand, but the other part is the drainage issue. I think Mike is kind of leaning to something that I think that's what, we just can't vacate every bridge we don't want to maintain.

Dave Wall said right.

Gary Friend said or do we? I don't know. I just don't know right now. I understand your concerns, but I keep them managed, and I'm sure you do too. I think you go back there when you know something shouldn't be going on.

Dave Wall said well I live a couple of miles away.

Gary Friend said oh, well that's different.

Dave Wall said I don't know when they're back there, while they're back there, only my daughter has just moved in recently the last couple of years. So, she knows or sees a lot of the stuff that goes on.

Gary Friend said but with the other overgrowth, yeah, I mean, that's just normal once the guard rails are up and piles of gravel goes in there and stop traffic, the end of the road probably should be on there no outlet, you know, dead end. If kids want to go in there, kids are going to slide in there.

Dave Wall said sure, but if there's nothing there for them to hide in or to do, if it's cleared off and to, you know, I don't know if you've driven a semi before, but to back a semi back that far, you know.

Gary Friend said I understand.

Dave Wall said and to take the heads off the combines just to go around, when you know, we had access to that road before. I farmed this ground for several years, so I was used to going across the bridge with my equipment.

Gary Friend said my whole premise here, Mr. Wall, is do we want to set precedent and start turning over every closed bridge we have over to the landowners? This is not the only one.

Dave Wall said I understand. But this is a little unique.

Gary Friend said well I don't think it's that unique.

Dave Wall said there's nobody on the road as far as houses are concerned on the east side of the bridge, and one house in the corner, and then Rex has access on the other end.

Gary Friend said well you know on 500 with that historical bridge that we have, farming is broken up on both sides of it. And, I don't know. I mean, I'm not 100% opposed to it. I just think we're.

Mike said I think we need to find out what options we have, and revisit it.

Dave Wall said well, like I said, I've got a pipe located that is 10 ½ feet in diameter by 35 foot long.

Mike said I think we would probably, should be able to revisit this in two weeks.

Dave Wall said okay.

Mike said get an opportunity to visit the site if we choose to do so.

Dave Wall said do I need to be there? Would you like for me to be there? I would like to be there, yeah.

Mike said I can let you know when I'm coming out there.

Dave Wall said okay.

Mike said It'll probably be later this week.

Dave Wall said okay.

Mike said okay.

Dave Wall said I think that's it.

Mike said anything else? Gary, do you have any questions?

Gary Girton said no, not now.

Gary Friend said just one, I'm sorry, one for Ed, the final for me. Mr. Wall has a pipe picked out and is going to put in there, so you could get him with you?

Ed Thornburg said he has.

Gary Friend said he has?

Ed Thornburg said yes.

Gary Friend said and that would satisfy the drainage?

Ed Thornburg said uh, no, not big enough.

Gary Friend said we have to be careful we don't step into.

Ed Thornburg said you know, it's just not big enough.

Gary Friend said okay.

Dave Wall said what size do I need then?

Ed Thornburg said well you need as many square feet as is in that bridge. You need something with as many cubic feet of space, or as many square feet of space to get water through. When Joe and I ran the calculations on that watershed area, the reason that bridge, you know, you talked about that bridge had never, haven't flooding out is because it was actually sized right. If we put something in smaller, you're going to lose that. I mean, I'm not, I'm sympathetic, I really am. But, if we put too small a pipe in there, then you're going to have trouble washing the road out.

Dave Wall said yeah, I've been around 50 years, been around several years, and that creek, to my knowledge, has never overflowed. And it is a half mile from the Mississinewa River, the bridge is.

Mike said Joe? Come on up so we can hear you.

Joe Copeland said I ran some numbers knowing this was coming up. Ed and I sat down. And the numbers indicate that it takes a large culvert. I'm talking about a box probably 18-foot span in that neighborhood, or a small bridge to be able to pass this much flow, okay. The other thing

come to mind was you know, if you're worried about liability, we can remove the structure. We can demo it, take it out. And if you do put a pipe in that's too, it's smaller, you better cable it down, because it may end up in the Missisnewa.

Dave Wall said so if you demolish the bridge, then what happens as far as?

Joe Copeland said well they're worried about liability as far as the bridge, leaving the bridge, right Mike?

Mike said uh huh.

Joe Copeland said so if there's no bridge there, I mean, it's just a dead-end road and a ditch. I don't think it would be that expensive to take it out.

Mike said okay.

Gary Friend said I guess why I have trouble on the bridge on 450, there's not deck.

Mike said the deck is gone.

Gary Friend said the deck is gone.

Mike said okay. Any other questions for us?

Dave Wall said I don't think so. Do I need to come to the next meeting or you'll get in contact with me?

Mike said I'll let you know when I'm coming out to visit. Next meeting is the 5th of August. You're welcome to come or, but we're going to talk about it.

Dave Wall said okay. Thanks for your time.

Mike said so, if I were you, I'd be here. You're welcome.

Dave Wall said say I would be here?

Mayor Bob McCoy - update

Mike said Mayor McCoy. Anything for us this morning?

Bob McCoy said the tornado siren out there at the water company, we are going to have to move that. Water Company is expanding. That thing has been plugged into their electrical building. And that electrical building will be no longer, so we're going to have to move that to the east. We're going to move it close to our lift station, which is, I don't know how many feet to the east of, anyway, we're in the process of getting that done. Cost is going to be between 8 and \$12,000.00. I'm not here to ask for any money, so you can feel good. We're starting two

Community Crossings projects, actually, got one in process that you're well aware of. Is everything going alright down on your end?

Mike said I'm not sure where you're talking about.

Bob McCoy said Ludy.

Mike said yeah, it's, I'm anxious to see the finished product, because it looks like there's a sidewalk to no where right now. So, it's interesting. I don't know if you've been down there or not?

Bob McCoy said well I think it'll make a big difference as far as that traffic going onto Ludy.

Mike said oh, the turn radius.

Bob McCoy said that, for sure. And then we'll be starting another one probably, here in probably about a month.

Mike said they removed a lot of right-of-way dirt, which I think absorbed a lot of moisture at one point in time, so I don't know where that water is going to go.

Bob McCoy said I just hope it was all engineered right.

Mike said that's what I'm hoping.

Bob McCoy said the other thing I mentioned, Windmill, we're evaluating what's the future that thing. It may have the same future as Union City's had, so you may hear an explosion at some point. It is just eating cash. We probably lose anywhere between a 100 to \$250,000.00 a year on that windmill. And it's been that way ever since I took office. It's just bleeding and I've tried to figure out how to fix it and right now, we're to the point where we may try to refinance it, pay it off and decommission it and take it down.

Mike said okay. Save some money.

Bob McCoy said that's about a million four in debt on that thing, and just everything has been upside down.

Gary Friend said and it doesn't ever turn anymore?

Bob McCoy said very, very short periods of time. And my last maintenance bill was \$90,000. And our payments are \$200,000.00 in bonds a year, and we get about \$130,000.00 in revenue. So, it makes no sense to have it around.

Ed Thornburg – Utility agreement

Mike said okay. Any questions of Bob? Thanks Bob. That brings us to Ed Thornburg. Ed has a utility agreement he's recommending.

Ed Thornburg said I have, I'll let Casey give you the pages on it. We have a couple here. One of the interesting things about this utility agreement business is that everybody wants a paper signed. And we've had a couple of these are agreements for stuff we've already agreed to. So, this is to clean up some of that. But, this is, a couple different projects, quite a few feet of wire, nothing special about it. You got the map for them to see there?

Mike said this is all New Lisbon?

Ed Thornburg said yeah, this is all New Lisbon here.

Mike said is this different than what you provided us before? One kind of a one-stop shop.

Ed Thornburg said these are, these little ones are actually portions of that bigger one. What I found out, I was dealing with about three different people. I finally told them to pick one. And I think we've got the bugs worked out of this.

Mike said so, you're recommending we sign these?

Ed Thornburg said yes.

Mike said are they above ground or underground?

Ed Thornburg said both.

Mike said above ground?

Gary Friend said both or above?

Ed Thornburg said both, above and underground. Over half of this stuff that's coming through is being latched on to existing overhead cable.

Mike said okay. Do you want to look at these?

Gary Friend said I'll take his recommendation.

Mike said okay. He's recommending we approve these county utility agreements with New Lisbon Broadband and Communications.

Gary Friend made motion to approve. Gary Girton seconded the motion.

Mike said do you have anything else, Ed? I mean on these matters?

Ed Thornburg said on this, no, I think we're good.

All aye votes. Motion carried.

Ed Thornburg said I do have a question. I occasionally get single house drops, is anything, do you guys have any issue with me just signing off on the one or two house drops that come through? Or do you, if you want them to come in here, I'm fine with that. It's not an issue.

Mike said well, I mean, if you're going to recommend them to us, we're probably going to take your recommendation. I don't know if we want to change the way we're doing that. You're just talking of a drop across the road?

Ed Thornburg said yeah, where they're, a lot of places there they want to come in and do one or two houses worth. And to be honest, I question a little bit whether we really need to be permitting them. Most of that stuff is maintenance work. They're redoing existing infrastructure. But, I have no problem bringing them up.

Mike said well, I'd say at this point in time, I'd say we leave the policy the same and bring them up.

Ed Thornburg said that's fine.

Mike said okay. Thanks Ed.

Other Business:

Art Moystner, Randolph County Sheriff

Freezer Quote

Mike said okay, other business. Art Moystner, Randolph County Sheriff, a freezer quote. Is it still running?

Art Moystner said it is currently.

Gary Friend said is it cooling?

Art Moystner said some days cooler than others, but yes.

Mike said who fixed it for us?

Art Moystner said Bromagem. I think Bromagem has worked on that for years, and has done a good job, so we continue to use them. He had sent me the quotes to replace some of that up there the last time we talked. Of course, the unit went down on July 3rd, so we had to have some work done on the 3rd and the 4th, and again on the 5th. And currently, it's working. But again, it's like the other items I've been bringing up, is everything in that building is aging. And I think it's time we need to do a replacement with that before it goes completely out.

Mike said how big of cubic feet do we have in this freezer?

Art Moystner said it's a walk in. I think it's probably 8 by 12.

Mike said 8 by 12 by 8?

Art Moystner said I believe so.

Gary Friend said Mike, you've got a lot of freezer experience?

Mike said yeah, I do. I guess I didn't know Bromagem did freezers.

Art Moystner said he's worked on ours, the cooling on the roof, is where we keep having that. But yeah, he's done that for me as long as I've been sheriff. And the former sheriff is the one what gave me the name the first time I had an issue.

Gary Friend said so that condenser pipes up to the roof?

Art Moystner said yes.

Gary Friend is that the, that's what's been worked on, is there going to be a lower unit installed with this?

Art Moystner said I don't know a whole lot about heating and air, but I know there's.

Mike said evaporator inside.

Art Moystner said yes. There's a unit inside the freezer. There's also one on the roof.

Gary Friend said I guess what I mean is, the walk-in section remains. This is just the

Mike said this is the components to keep it cold.

Art Moystner said correct.

Mike said the box shouldn't, unless it collapses, we had one of those collapse one time. It was put in in 64.

Art Moystner said then let's hope not.

Mike said it was a little bigger than this. Mainly, the pricing sounds reasonable in my experience.

Gary Friend said is your Cum Cap in your sheriff's budget?

Art Moystner said I do have a Cum Cap for building maintenance. I can tell you there's not a lot in there currently. We've been hit pretty hard with, we had a fire inspection that we had to do a lot of things. I think I had recently asked for an additional appropriation into that. And I would have to look at it. I would tell you that I'm probably under \$8,000 in that account for mine in Cum Cap currently.

Gary Friend said okay.

Mike said I guess I would ask the question, have you asked Bromagem if the evaporator needs replaced as well as the condenser, or just the condenser needs replaced?

Art Moystner said he, what he quoted was what he told me was needing replaced. I don't know enough about it to ask separate questions and all the units on HVAC or on any cooling system like that.

Mike said well if it doesn't need replaced today, it's probably going to need replaced in a short period of time.

Gary Friend said I think the evaporator Mike, I think in miscellaneous.

Mike said what?

Gary Friend said I think the evaporator is under line three in miscellaneous.

Mike said right. I didn't know if that was necessary.

Gary Friend said oh, I see.

Mike said I imagine they're the same age though.

Art Moystner said they are.

Mike said they are. And they're goth 30 years old?

Art Moystner said I would assume so. To my knowledge, I checked with the previous two sheriffs and they don't recall replacing this unit.

Mike said this one probably won't last as long as the last one.

Art Moystner said probably not. But if I can get 2 ½ years out of it, I'll be happy.

Mike said I'm thinking if we could wait 6 months and use this repair for 6 months, I'd be happy too. So, what do you think we ought to do here? Replace the condenser and the evaporator and the refrigerant, everything that goes with it for \$12,000? It's cheaper than a toilet,

Gary Friend said I think so. Probably ought to do it all and I think Bromagem would probably be easier to deal with working-wise.

Mike said yeah, they do a nice job.

Gary Girton said yeah, I think it should all be replaced.

Mike said how are we going to pay for it?

Gary Friend said we can pay for it from Commissioners' Cum Cap or we can pay for it out of ARPA, which we set up funding we need to get spent up or obligated. I would make a motion to pay for it out of ARPA.

Mike said I have a motion to approve the purchase of a freezer, evaporator and incidental parts for \$12,408.35 out of ARPA. Do I have a second?

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

Mike said anything else for us, Art?

Art Moystner said I will get a letter from, just for Laura's information, I'll get a letter from Bromagem to be able to pay him out of ARPA funds. And I guess what I would like to do is, he'll probably have me sign a quote or a contract for this, I would like the commissioners' approval to do that. I know there was a new law that came down July 1st of this year that had to do with the Sheriff and signing contracts and making sure the commissioners were aware. So, I would just like that noted in the minutes if you guys are wanting me to do that.

Mike said I think that would be seamless to do that.

Gary Friend said I'll make a motion that we do so.

Mike said have a motion to authorize the sheriff to sign the contract for this replacement. Do I have a second?

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

Art Moystner said just to give you guys a quick update, I know Argo has been in a couple of times and that work continues on with the building. As soon as they had some information and share with me, we'll make sure you guys have it. But, everything is going good with that.

Mike said Art, we got an email from Jake. He said he'd been with them one day, as well.

Art Moystner said he was. Our maintenance, I think Devon was on vacation.

Mike said okay. And we got a claim from Argo this morning. Any questions of Art?

Gary Girton said no.

Mike said okay. Thank you.

Art Moystner said thank you.

Minutes of May 20, 2024

Mike said next item, our minutes of our May 20th meeting. We received a copy of these via email. Are there any additions, corrections or deletions to these minutes?

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

Payroll Claims \$ 313,403.50

Mike said that brings us to our claims. The first one is our payroll claims which is at our place, \$313,403.50. I'd entertain a motion to approve the payroll claims.

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

Regular Claims \$1,932,770.83

Mike said our regular claims were emailed to us and we received those, I trust. Anybody have any questions or concerns about the claims from July 15th?

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

Club 720 Claim \$2,000.00

Mike said next item is a Club 720 claim with is the Housing Hub Resource that we entered a contract with and it's for \$2,000.00. And we met with them this last week and we're moving ahead and hopefully, can develop a catalyst site, and see where that takes us. I'd entertain a motion.

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

Butler Fairman & Seufert (Vision trail) Claim \$24,104.00

Mike said next item is a Butler Fairman & Seufert claim in the amount of \$24,104.00. This is the first claim to our engineer for the trail for topographical survey, title work, and this is for project management, administration, and I'd entertain a motion to approve this claim.

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 Tourism Claim \$2,365.66

Mike said next two claims are a Randolph County United claim in the amount of \$20,134.34 for economic development draw, in the amount of \$2,365.66 for the tourism draw. I'd entertain a motion to approve these two claims.

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

Argo (Jail Project) Claim \$23826.94

Mike said next item is Argo claim for work and investigation of our jail improvement in the amount of \$23,826.94. I'd entertain a motion to approve the Argo claim.

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

Tax refund claim \$585.67

Mike said and then we have a tax refund claim in the amount of \$585.67. This is for an error in computation of interest, penalties or delinquent taxes carried forward. So, this is a refund requested by the property owner in the amount of \$585.67. I'd entertain a motion to approve that claim.

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

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

Laura said I do not.

Mike said Laura does not. Meeks?

Meeks said I do not.

Mike said Meeks does not. Gary Friend?

Gary Friend said I do not. Well, I haven't heard from Thor Construction. I'll reach out to them to see about the contract.

Mike said okay. Gary Girton, do you have anything for us?

Gary Girton said no.

Mike said I don't have anything.

Citizen Comments (3 minutes)

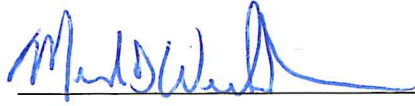
Mike said any citizens here with a comment this morning? Hearing none, I'd entertain a motion to adjourn.

Adjournment

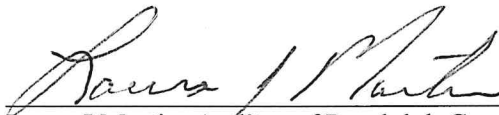
Gary Friend made motion to adjourn. Mike seconded the motion. All aye votes. Meeting adjourned.

Reviewed and signed this 19 day of August, 2024.

RANDOLPH COUNTY COMMISSIONERS





ATTEST: 

Laura J Martin, Auditor of Randolph County

