

## **Randolph County Commissioners**

**September 2, 2025**

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

Prayer and Pledge of Allegiance

### **Public hearing – Petition to vacate unimproved street and alley in Fairview**

Gary said the first order of business this morning is we have a public hearing for the petition to vacate unimproved street and alley in Fairview. Anybody that would like to come and speak for and/or against, please come up and sign in on the white tablet that's there.

Jason Welch said I'm here with my client, Stewart Terrell. He's the owner and operator of Stew's Garage in Fairview, and we're here this morning, we filed a petition to vacate a platted street and a platted alley which basically dissect his property there at Fairview. Neither one are used currently by the public. I've got a, I don't know if you guys have the map or not. Platted North Street runs east and west parallel with 28 and it dissects his property there. Then, there's an alley just to the north of that, that dissects two parcels that he has. And currently, Mr. Terrell has seven separate parcels with his garage there. So, what he would like to do is to vacate those and to combine those into one parcel to kind of clean that up in town. The vacation of the alley would meet all statutory requirements. The notices have been published and the one affected property has been notified by certified mail. There's one on the map, it is parcel 3. There's a neighbor that owns kind of in the middle of all Stew's property and they've been notified by certified mail and we've requested that the portion of the North Street that is contiguous to that property is split 50/50 between Mr. Terrell and that property owner. And as you can see, Mr. Terrell just basically mows that area now anyway. So, I don't think it's going to be a hotly contested area. So, Mr. Terrell is here this morning if you have any questions.

Missy said what does the neighbors say about?

Jason Welch said I hadn't had any contact. They haven't contacted me.

Missy said have you had any contact with the neighbor?

Stewart Terrell said I haven't. I mean it's, she's an elderly lady and we've been mowing her yard for several years now and stuff, so, I mean, she just gets half of what you know, she's just picking up a little of that property actually.

Jason Welch said she has a life estate. If you look at the ownership of that other parcel, the current resident has a life estate and the remainder is to one of her kids who also has a life estate and the remainder is to their children. So, that's why we just went ahead and split instead of trying to secure consents from everyone.

Gary said Tom?

Tom said I don't have any questions.

Gary said I don't have anything.

Jason Welch said thank you.

Gary said thank you. Did you sign up on the paper, both of you? Thank you. Anyone else here to speak in favor or against this proposal? Okay, seeing no one responding, I'd like to take a motion to close the public hearing. Somebody like to make a motion to close the public hearing?

Tom made a motion to close the public hearing. Missy seconded the motion. All aye votes. Public hearing closed.

#### **Jason Welch-Ordinance 2025-06**

Gary said now we'll open up the commissioner's meeting and first on the agenda is the petition to vacate the unimproved street and alley in Fairview, which is ordinance 2025-06. Somebody like to make a motion to pass 2025-06 on the first reading?

Tom made a motion to approve. Missy seconded the motion.

Gary said a motion and second. Do we have any further discussion on this matter? All those in favor signify by saying aye.

All aye votes. Motion carried.

Gary said is there any appetite to go ahead and suspend the rules and do this business today? Somebody like to make a motion to suspend the rules, have 2<sup>nd</sup> and 3<sup>rd</sup> reading on this and passage in the same day? We'll need a motion for that.

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

Gary said somebody like to make a motion to adopt Ordinance 2025-06?

Tom made a motion to approve. Missy seconded the motion.

Gary said a motion and a second, any further discussion? All those in favor signify by saying aye.

All aye votes. Motion carried.

**Council's update**

Gary said council update. No one here today from the council, alright.

**Ed Thornburg-Utility Agreements, 700 E water line**

Gary said Ed Thornburg, utility agreements.

Ed Thornburg said we've got several.

Gary said okay.

Ed Thornburg said first one is Sunrise Telecom, 21 miles of fiber and they've worked for us before.

Gary said no issues?

Ed Thornburg said no issues.

Gary said are you recommending we approve?

Ed Thornburg said absolutely. This is a rough version of what it looks like.

Gary said somebody like to make a motion to approve work order 25-25, county utility agreement?

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

Ed Thornburg said next is 25-26, Indiana Michigan Power and they are basically, it's basic, replace pole, replace a line.

Gary said and you're recommending we approve this work order?

Ed Thornburg said yes.

Gary said somebody like to make a motion to approve work order 25-26 county utility agreement?

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

Ed Thornburg said that gets us to 25-27.

Gary said Joe, do you want to come up please? Okay, 25-27 and Mayor Spence and Steve, I will have you guys come up and talk on that point here in a minute.

Ed Thornburg said the proposal is to run a water down 700 East. They're asking to go down the southbound lane of the road, be about 8-foot deep, 16-inch water and about half the distance, and 6 inch the rest of the way. And that's why we're here.

Gary said we have our engineer here too. Joe, state your name for the record.

Joe Copeland said Joe Copeland, highway engineer.

Gary said okay. You've looked at these engineering prints?

Joe Copeland said yes.

Gary said and your input?

Joe Copeland said they said something about putting concrete back over but the plans show a non-state road replacement paving detail, either option A or B. A is concrete, B is asphalt. I prefer the asphalt, option B. Concrete can hide a lot of problems, because if you have to do back and ever cut that road, you're going to be cutting concrete.

Tom said saying they're going 8 feet deep?

Joe Copeland said 8 feet deep.

Tom said so, under the concrete, it'll hide it for a while?

Joe Copeland said yes, exactly, for a while. The main thing I think, is getting compaction on that 8 feet of fill. They're using old concrete as backfill, I'm assuming is either a 53 or 73 size.

Ed Thornburg said I think they say the 53.

Joe Copeland said 53. We have to make sure it's compacted and you know, not to fill it up 7 feet and then compact the top 1 foot. This has to be compacted all the way up, to make sure that it's not going to settle. That's the, I think, one of the most important things, is back fill and the.

Gary said my biggest question of this whole thing and, why aren't we in the side ditch? That's where our utilities go, not under our particular road.

Joe Copeland said that's a good question.

Gary said Mayor and Steve, you guys want to come up and take a seat where you can answer questions on this? Okay, please, each one of you state your name for the record.

Steve Shoemaker, city of Union City.

Chad Spence, mayor of Union City, Indiana.

Aaron Crow, RQAW.



Gary said okay. Why aren't we in the side ditch? This is not a city street. It's not like we have alleys that go around it. Why aren't, I mean, my concern is it ought to be in that side ditch and therefore, if there's any utility maintenance, you're not tearing a road up?

Aaron Crow said sure, so, this is, right-of-way in this area was pretty limited. I think we were at 34 feet of right-of-way, total. During design, we were trying to avoid easements and impacting multiple lanes of roadway. I do want to note the language wasn't super clear in the plans but we are only going to minimum frost depth for the water line. So, it won't be 8 feet deep, it'll be, I think it's 54 inches, so 4 ½ feet. So, slightly shallower.

Gary said slightly, from 8 feet to 54 inches?

Aaron Crow said yes. The notation on the plans was something like west of State Road 32 everything should be 8-foot deep, but that really only intended to be as the water line crossed into the, through the farm land and then it, we should go back to standard depth at the county road. That's for future infrastructure plans in that Progress Park West as the city is calling it. Also wanted to note Commissioner Friend, that we have worked with, well both Ed and Joe this past week, and I've also spoken to the contractor and we do have some minor revisions. I say minor, but essentially trying to accommodate those desires to move it into the side ditch and so, I don't know how the commissioners would like to proceed. But I do have some revised plans to show.

Gary said my opinion for future, down the road, is, this is a utility easement, we put our utility easement in the side ditches, not under the road. And I want to see it in the side ditch if you can make that work.

Aaron Crow said and that's largely what we were able to do.

Gary said okay, well that's my, Tom?

Tom said I don't have anything to add to that. I agree 100%.

Gary said Missy?

Missy said yeah, I agree.

Aaron Crow said sure. Would you guys like to see the guidelines?

Gary said I think our engineer, I would look at it and give it to Joe right away. Do you guys want it? Yeah, if we're in the side ditch, I don't have any problem at all personally.

Ed Thornburg said I do have one other concern.

Gary said yes.

Ed Thornburg said there are I believe, 6 taps where you're going to have shut off valve and a meter pit. And the print shows those in the side ditch, but I'll be honest, I don't think they belong in the side ditch. Reason being, where you have a tap at the edge, in the right-of-way on the street, it's right there off the sidewalk, you mow over it, and get along. When you're dealing with the profile of side ditch, where are you going to put this tap and where are you going to put this shut off? I suggest to Aaron that on that, they secure permission from the property owner that's going to be getting water service, to put it just inside their property. I can't imagine them not, you know, if you're going to get, if you're going to get water, be able to do away with their well, you ought to be willing to mow around that water tap, right? I think maintaining it in the side ditch is a lot different than mowing around a fiber box every quarter of a mile. These things are, there's 2 things and they're going to be 2 feet apart. That was my other, that was my other headache here.

Gary said sounds reasonable. Is that something you can get done?

Aaron Crow said yes. We've also talked to the city and the city is willing to secure agreements with these homeowners for those taps. To comment real quick on Joe's concern about well the option A versus option B, the contractor is also willing to go to option B, which is the asphalt, no concrete, and then also, we've also discussed with Joe to insure compaction of that granular backfill, there are some of the areas where even if we mostly out of road, we're still going to put granular backfill down because it's within 5 feet of pavement. That's our traditional rule of thumb. But, we'll also insure through what's called dynamic DCP testing, so essentially on-site testing, make sure that we're meeting compaction requirements for the county, to make sure there's no settlement.

Ed Thornburg said I see you've move over to the northbound lane, which gets you away from the light pole problem. I mean, I understood that part, because you know, you're talking about a 7 or 8-foot trench with light poles every 400 feet, that's its own challenge.

Aaron Crow said sure, yes, and that's why originally, we were going to cross a little farther north, across the county road to get into the farm field, where it's generally staying west then we hop over east. But we, since, those power poles, like I'd mentioned, crossed the county road at one point and we kind of, we hop over to the other side whenever those poles hop over to the other side, if that makes sense.

Ed Thornburg said I will mention, and you're aware, there's a 7-inch county tile main that when you're talking about being 54 inches deep, you're going to be running real close to the flow line on that.

Aaron Crow said sure.

Ed Thornburg said I don't know, I haven't dug that up in years. I don't know for sure where it's at. I think it's a lot higher than that, but it's just something else you have, there's at least, I know there's 1 county main, there's at least 1 or 2 private mains in that same area.

Aaron Crow said okay. Does the county have records or anything we can maybe pull? Our survey picked up a lot of the.

Ed Thornburg said I've got a really crude map.

Aaron Crow said okay. Anything helps because we can always like that, inform the contractor.

Ed Thornburg said yeah, no problem.

Aaron Crow said we had to do that with one of the properties in the city too. The farmer knew generally, where it was, so, any information helps.

Gary said okay, anything else Ed?

Ed Thornburg said that's my question.

Gary said those changes there all satisfy you?

Ed Thornburg said yeah, I'm good with it.

Gary said Joe?

Joe Copeland said I'm assuming the revision is in the red, correct, right, is red?

Aaron Crow said correct, yeah.

Joe Copeland said so, we're talking 2 feet 5, it looks like to maybe 2 feet 11 from the right-of-way line, back right-of-way line, and the distance from the edge of pavement varies. 3 feet 9, 5 feet 2, correct?

Aaron Crow said uh huh.

Joe Copeland said so, I mean, if they're not within 5 feet of that edge of payment, then they can backfill with pretty much whatever, yeah.

Gary said whatever, okay.

Joe Copeland said so, yeah, I don't have a problem. Now they're going to make 1 crossing from the, be the west side to the east side, okay, but that shouldn't be, we'll have to make sure they get it compacted well in that area. It'll be alright.

Gary said okay. So, is that it for the changes?

Joe Copeland said yeah.

Gary said Mayor, do you have anything to add?



Chad Spence said no, not at this time.

Gary said Steve?

Steve Shoemaker said no. Thank you though.

Gary said and your name sir, again?

Aaron Crow said Aaron Crow.

Gary said Aaron. Thanks for being well prepared by the way. I appreciate it.

Aaron Crow said no problem.

Gary said so, we have utility agreement 25-27. It seems the changes are asphalt instead of concrete. We're going to be in the side ditch, not under the road. Meter bases will go on private property and stay out of the side ditches. And compaction that is closer than 5 feet will be monitored.

Aaron Crow said correct.

Gary said anything, Tom?

Tom said no.

Gary said Missy?

Missy said are the homeowners along there aware that what you're going to be putting through?

Chad Spence said very much so.

Missy said just checking.

Chad Spence said another great question.

Gary said okay. I feel comfortable with those revisions to approve 25-27. If so, would somebody like to make a motion if they feel comfortable?

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

Gary said thank you everybody.

#### **Chad Spence & Steve Shoemaker- Trails**

Chad Spence said well thank you all again. Appreciate what you do. Briefly what I'm hoping to point out, I don't expect you to go through this as we're standing here, but if you choose so, that is certainly your right. What I'm hoping is we're presenting a win/win for the county. We know the trail situation, the county trail situation was not, just wasn't an opportune time because of

what we ran into with ownership of the trail and where it was passing private land. However, we've got an opportunity where I think we can retain the dollars in the county, because I always hate to see county dollars, dollars come into the county that we can't utilize, without the stumbling blocks that we encountered previously. By that, I mean Union City has a trail that is all city owned property, a trail proposal for next level trails. We have an opportunity to, given if we were to have those DNR dollars to complete that trail, and as it says in the verbiage that you guys have in front of you, connect us from Ohio to the edge of town and connect to our park and basically, create that, start that regional trail bed, if you will, that we're shooting for because, getting to the state line, without forgoing those dollars. And again, without enduring the headache of private ownership property.

Gary said are you specifically talking about the DNR dollars, not the county match dollars?

Chad Spencer said well, actually, a portion of, yes to one and a portion of the latter, because the pre-appropriated dollars, what our ask is, is we're simply asking and because this might amount to a hill of beans, is what I'm saying right now, because we're asking for your permission to approach DNR for them to consider shifting the trail plan from what was originally proposed to our next level trail proposal. They might say nah, we can't do that mid-stream and then it's dead in the water right there. But if they would consider that, then our second ask would be for you to commit a fraction of the pre-appropriated dollars to the match, that you were matching on the other side of the county to this side of the county. So, it wouldn't be, it would be half of what you have originally proposed for a match. So, that's our ask. But, again, we could be dead in the water before we, but I'm, I think you guys know we well enough by now to know that doggonit, we've got to give it a try, because we don't know until we ask. And if we could keep those dollars in the county and see improvements in Randolph County, then we're all further ahead for it.

Gary said okay. On the DNR dollars, if they were to do that, I'm fine with that. That's their funding. As far as the county match, they would have to go back to a joint session, well not joint, but, you'd have to get the commissioners and the council, both, to recommit those funds, I believe.

Chad Spencer said okay.

Meeks said does DNR require you to have a 5-year park

Chad Spencer said yes, and we do.

Meeks said okay.

Chad Spencer said yep, good question.

Tom said is part of that trail going on the road?

Chad Spencer said yes, correct.



Tom said because I didn't think DNR funds would work if they went on the road.

Chad Spencer said to my knowledge.

Tom said that was what I was told in one of the other meetings, so I just went, in my mind.

Chad Spencer said we could, but again, that'll be something that'll be vetted out if they would even consider this.

Gary said as far as considering the funding, I mean for DNR funding, I don't have any problem with approaching them. As far as committing the dollars for the county, I think we are no where near ready to do that today.

Chad Spencer said right yeah, no, that's fine.

Gary said there's another portion of this too that the commissioners can vote on today is Mike Wickersham reached out to me about getting a release of the work product from BF&S and we'll vote on that here directly too. But you'll need that as well, right?

Chad Spencer said what's that? I'm sorry.

Gary said the work product from BF&S.

Chad Spencer said meaning?

Gary said what was already done with the trails?

Chad Spencer said yes.

Gary said okay. Tom, what's your thought on that?

Tom said I agree. I have no problem with them going forward with it. But as far as the matching dollars from renewables that we'd promised before, we're a ways away from that.

Missy said Chad, do you know what this expense of this project might be?

Chad Spencer said yeah, it would be approximately, is it 1.9? 1.9 million I believe.

Missy said Grant, I'm sorry, what was the total cost of the other trail project that was going through?

Grant Cox said 4.01, or 4.09 I think.

Missy said yeah. I mean, I'm all for it. Again, what the county might be willing to put forward since we've seen SB1 makes a little bit of a difference too, but I like this.

Chad Spencer said I appreciate that.

Gary said okay. So, if you're looking for the commissioners to say go ahead and give it a shot, I think you got that.

Chad Spencer said okay.

Gary said if you're looking for a commitment, you don't have that right now.

Chad Spencer said no, that's, yeah, one step at a time.

Steve Shoemaker said we believe that there's going to be multiple hoops to this process.

Gary said yeah, you're getting the first one started, I'm with you.

Steve Shoemaker said there is precedent within the state going county project to county project and moving money around within a DNR grant. There is no precedent going from a county project to a municipal project. So, we have no complete understanding of what this will look like, so we're just asking for permission to move into a conversation.

Chad Spencer said yep. Appreciate you guys.

Gary said you need a motion on that permission?

Steve Shoemaker said I think that will probably be beneficial because down the road.

Chad Spencer said in our discussion with DNR, it probably would help.

Gary said okay. Somebody like to make a motion for Union City to?

Missy said I'd also like to add in that, that you work with the trail project, I mean, with the ones from before so, you're partnering together to do it together.

Chad Spencer said yes. Great question. In fact, we have a signed letter from the trail, Randolph County Trail committee. So, appreciate that. A great question.

Missy made a motion to approve. Tom seconded the motion.

Gary said a motion and a second to give Union City permission to move forward with what was once the county's trail plan.

Chad Spencer said thank you so much.

All aye votes. Motion carried.

Gary said on that, Mike Wickersham had asked me if we have a work product from BS&F on the initial trail plans, that didn't go, if we would let the trail committee have access to that, of course ICS is paid for by public dollars. The second part of that is if we, the county, don't have that work product in our control, that we allow the trail committee to petition Alan Hamersly to share that. I don't see a problem with that. Do you see a problem with that? Do you, Missy?

Missy said no.

Gary said would somebody like to make a motion to allow the trail committee to have access to the plans already, work product of BS&F?

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

Steve Shoemaker said and we will be, it'll, because our engineering firm is different, so, it'll kind of turn into, I think, a combination of the engineering firm we've already contracted with, and BF&S.

Gary said yeah, this work product should already exist. It's already been paid for by public funding.

Chad Spencer said thank you all so much.

Tom said the other project, when's it going to start?

Chad Spencer said what's the other project?

Tom said the 700 project, the utility project.

Steve Shoemaker said they're in town today, so, there will be some logistical things that have to be addressed probably this week and I would expect them to legitimately start by next week.

Chad Spencer said sorry, I've got a few projects floating around in my head.

Gary said again, I appreciate how well prepared you were for 700 East. Thank you.

#### **Justin Lester – Journey Home**

Gary said Justin Lester from the Journey Home is now on the agenda.

Justin Lester said good morning. Justin Lester with the Journey home. So, I put myself on the docket today just so we could discuss anything, I see that it's further down, obviously, but any questions you may have. I know Dan was here gave a very nice presentation on the vision on what we want and what we want to do and how we want to stay in Randolph County. So, I'm here to address any questions, any further discussion to be here for you guys, for whatever you need.

Gary said well, everybody knows where I kind of stand, so, I'll just let it go to my fellow commissioners here. I guess that's what I meant to say on that. It's not that I'm against the



Journey home per se, or against the veterans at all. I'm against where it's at. That's all. However, I'm also, if we do extend, if that's the vote that you get, for extension, I think you've got to prepare yourself that for \$3.00, give or take a few cents for square foot, is so far under market that it's, honestly, in my opinion, you should be at \$10.00 a square foot, \$30,000.00 a year lease.

Justin Lester said okay.

Gary said and that's the inside. We ought to talk about the outside too because you guys have control of that outside area.

Justin Lester said so, a couple things with that. We have exhausted a lot of different options. It's not like we kind of sat on our hands the past year. We've looked at things outside the county. We've looked inside the county. We've looked at other places that would require zoning permits and things like that, so we have done our due diligence to try and find more suitable location. While I know Dan did ask for a 5-year lease, I do know that upon reading everything and talking to Dan, you guys were more in favor of a 3-year lease. And that would give us the time to really put something in place that would be something that is fit to us, because as you've alluded to, you don't think that's a right fit for us. And it takes a unique buildout to do the quality care that needs to be had for these veterans, and that's what it's about. It's about caring for these veterans. So, the other thing, I'm sorry, I missed the, I forget the last part that you were talking. I had a thought.

Gary said it'll come to you.

Justin Lester said it'll come to me eventually, I'm sure.

Gary said Tom?

Tom said cost. I was going to say cost was the.

Justin Lester said cost, yeah, yeah. So, cost, we would ask as, I'm sure any homeowner, business owner or anybody would ask, is that we do a scaled increase and not just an overnight, flip the switch increase. I think that's fair. I know that we have \$750.00 for that whole space. It's very favorable to us. So, we're not opposed to paying more to help the county in those costs. We do know that building has had quite a few issues, not just in the past year, but since the county has acquired it. So, we think that's fair. So, we just want to make sure that it's something that's right for both of us and not too, not too egregious. So, were there any other questions, Tom and Missy?

Gary said well, Tom?

Tom said we've talked and talked about this. I really don't have a lot of questions. I am in favor of renewing it, but definitely not 5 years, and I'm not even sure I want to go 3 years. But, I definitely, I'm in favor of renewing it for sure, with an increase.

Gary said Missy.

Missy said yeah, I feel the same way as Tom does. I feel within, we need to look at year by, I want to go year by, I hate to put you in year by year, but we would address early, and I do want to say that some of the neighbors here had come to me with concerns. Two of them have gotten back with me. I didn't ask then too. And they have responded that cleaning up the outside area has been 100% improvement, just with activities that were happening out there, and you know what I'm talking about there. And so, yeah, I mean, I guess I could go a 3-year lease, but I'd probably look at a 1-year or 2-year, just something that you guys have to kind of do something about. But I have heard much better results, kind of cleaned up some of that outside area, not that they shouldn't be out there sitting and walking and doing thing, but that would really help.

Justin Lester said we do want them more involved in the community and helping in other ways to give back, you know. When I first became a part of the Journey home, all I heard was the Journey home takes and takes and takes. And that's what we're trying to change, is that we give back to the, not just the city, but the county, as well, in whatever way we can to make it a better place, because that's our goal. We don't want to leave Randolph County. We don't, we don't want to at all. But, we want to make sure that it's the best place possible for everybody.

Gary said okay well, first thing you need to do is get a motion from the commissioners to extend your lease for what time frame, then we'll go into the discussion on cost.

Justin Lester said okay.

Gary said so, would somebody like to make a motion to extend their lease, and with that motion, the time frame?

Tom said I'd like to make a motion to extend it for 2 years to get a little bit, because I know the, the process of even if they would find another location, takes time. So, I would go with a 2-year lease and start with that.

Gary said we have a motion for a 2-year lease. Do we have a second?

Missy said I second.

Gary said we have a motion and a second for a 2-year lease. All those in favor, signify by saying aye?

2 aye votes. 1 nay vote(Gary). Motion carried.

Gary said now we go to discussion on the costing for, and right now it's \$750.00 a month. There's 3 thousand and some square feet in there, plus you have the total outside for that whole section on the outside. I mean, before, just for instance, I saw an apartment in Winchester that was 800 square feet renting for \$900.00 a month. You're is 750 and it covers all expenses, 100% expenses. That has got to be at \$10.00 a square foot. That's where I'm at. So, that's \$30,000.00



a year, I believe, somewhere in there, without doing the math. I used \$10.00 a square foot because that's what we have other clients in there paying. Tom, your thoughts?

Tom said what's the current, figure square foot at 3?

Gary said it's in my mind. I'm not sure.

Justin Lester said it's a shade under 3.

Gary said Jake? Yeah, Jake's here. He can tell us. Jake, what's the square foot out there inside? Do you want to come up, so if we have questions, you can answer them here?

Jake Donham said I'm not going to have any of those answers off the top of my head. I have no idea. I want to, inside, Jake Donham, Randolph County building coordinator. I want to say is 3 or 4,000 square foot, but without looking at it, I'm not going to tell you for sure.

Gary said okay.

Jake Donham said and then price-wise, I have no clue either, what it is.

Gary said right. Well that's why I'm using square foot. We can actually get to the actual amount but we'll need a proper motion and a second to do any of it.

Jake Donham said is there a price for inside and outside, both? I don't know.

Gary said right now, I'd say \$750.00 for inside and out.

Jake Donham said yeah, I'd have to look because I don't remember if there was ever a charge for the outside

Gary said there was not, there's not. But it is under their control. I had checked that out too. It is under Journey Home's control.

Justin Lester said the whole, okay, sorry.

Meeks said I can tell you I looked up the other leases last week, and they're anywhere from 10 to 12 bucks a square foot. And the last one you did that was really low, you did a 3-year and you just upped it to get to the \$10.00, you did a, the commissioners, the former commissioners did a 3-year graduated scale. I think they went from like 6 to 8 to 10 or something like that over that 3-year span. And I forget who that was with. Do you remember?

Jake Donham said it may have been the Head Start was the one I did.

Meeks said I think it was the Head Start.

Gary said Gric was over 10 too I believe for the kids.

Meeks said no, you've never anything for the outside. You can set a rate for the outside, I suppose.

Gary said well the reason I'm considering rent for the outside is they have complete control of it. So, it's not like it is public property and people just, not that you say anything, but it is under your control.

Justin Lester said right.

Meeks said is that the one in the fence?

Gary said no, it's outside the fence.

Meeks said okay.

Gary said where the fire pits is at and the sitting area and all that.

Missy said the fire pit's gone now.

Meeks said I haven't been out there in a while.

Justin Lester said fire pit's gone.

Gary said is it coming back?

Justin Lester said no.

Gary said for certain?

Justin Lester said I'm telling you right now, it's not coming back, period.

Missy said that's made a big difference for your neighbors.

Justin Lester said yeah, that's, that is never coming back and there were grilling issues and things like that, all they have is a charcoal grill. So, that's not a thing either.

Jake Donham said I guess on the outside, I would be concerned about who has done, who is in control of it, being a public space like that. It's not really, you can't really monitor that, so I don't know if that would be considered totally Journey Home's space.

Gary said on the print it was given to them as their space, as part of the deal on it.

Meeks said I don't, I'd have to look, Gary, I thought that, my under, my memory, again, I'd have to look it up, was the fence part was their space but the outside was not.

Gary said well the fire pit being gone is a big difference.

Meeks said yeah.

Justin Lester said so, would we then be responsible for maintaining the grass and everything to the outside, because, to my knowledge, right now, that's handled by the county, correct?

Jake Donham said yeah.

Meeks said we would handle that.

Justin Lester said okay. I just wanted to make sure I have all the.

Jake Donham said I think it's just, it would be more layman terms as this is your area, you use it, we still maintain it, it's still ours. I mean, it's not like you have control, we have control. It's public space.

Meeks said I think you'd have trouble with just, I wanted to walk there to sit on a bench, I don't, it's public, so, I don't know how you can monitor that. I don't know how you monitor that here on these grounds. If somebody wants to sit on the bench.

Jake Donham said outside is public area, so you really can't monitor it. You can't tell people, same thing with the old hospital, if somebody comes in during business hours and wants to lounge in one of our chairs that in an open hallway, it's public space.

Gary said everybody's got to, it's public space, anybody can come and sit.

Jake Donham said yeah. So, we do more so just inside square footage.

Justin Lester said so, if we have somebody malingering then, then I can't trespass them?

Meeks said well you call the police if they're going something wrong.

Justin Lester said well I know, but like, you know what I'm saying, like I just want to make sure we know and I tell my staff, like hey, like we can't trespass anybody, we can call the police, but we can't trespass them.

Gary said but you did think you could though?

Justin Lester said that was my understanding.

Gary said so which means you did have control?

Justin Lester said well, yes. I didn't say we didn't.

Meeks said I don't know how you'd, I just don't know how you could, I'm not sure that was.

Justin Lester said I just want to make sure I know to tell my people the right thing so there's no.

Gary said that's why we're having this discussion, everybody on the same page on this.

Justin Lester said yeah.

Tom said that's the hard thing about, are your grills enclosed in any type of an area or something, because what happens if somebody comes up with their family, brings their barbeque and has on a public space? To start with, it's not going to happen.

Jake Donham said pretty much to their front door is to me, the outside of that building, everything is public grounds, unless they want to fence it off and say this is dedicated to us. I mean, I don't know how else you would do it because it's all open, and the rest of the building is a public building.

Tom said and all this conversation kind of goes back to what Gary keeps saying is the space really isn't.

Gary said set up for this.

Tom said set up for this type of occupancy.

Gary said okay, well I guess the answer is, it's public space.

Justin Lester said yes, understood.

Gary said and I think the grill should be secured unless being used, but, I think we'll have to revisit this in two weeks with some more discussion on that.

Justin Lester said okay, that's fine.

Gary said however, we can move on to the pricing now, so. I mean, I gave you my, what I think so, Tom, what do you think?

Tom said I'd have no problem with, but I'd probably be 7 the first year, 10 the second year.

Gary said okay, Missy, what do you think?

Missy said I was thinking more 10 the first year and 12 the second year. but where does that fit in your budget?

Justin Lester said 12 would be a lot harder to do. 10, if you go to 10 the very first year, that's a pretty dramatic increase. So, without knowing, well, you're saying 30,000, I mean, we're going from 750, if we go to the 30,000 a year, which you're suggesting, that's 2500.

Gary said it might be a little more though, because of square footage.



Justin Lester said yeah, if it's more square footage. I'm just going off of the \$10.00 a square foot, 3,000.

Gary said you're going from 9,000 up to fair market value, basically.

Justin Lester said yeah, right. So, we're going from 750 to 2500 right off the bat. I mean, that would be a lot steeper. We do want to make sure that we are able to help as many guys as possible. So, something that we have talked about is hiring an additional LCSW as opposed to a case manager, who just has a license to deal with mental health practices. So, that would, I mean, that would hurt that, if we want to do that.

Gary said let me have one comment on that right there.

Justin Lester said go ahead.

Gary said the, I understand for the veterans. It's subsidized by the VA and the federal government, why is it the citizens of Randolph County's responsibility to forego the cost for veterans that don't even come from Randolph County?

Justin Lester said I'm not saying that they should. All I'm asking is that it's a little bit more tiered.

Gary said okay, sorry.

Justin Lester said and not as an aggressive change, I mean.

Tom said what was your total expense with the offsite office? What was your rent and utilities and how did you pay for your offsite office?

Justin Lester said so, that was a 1000 a month. If you're looking at all utilities and everything else, that was a \$1,000.00 a month. So, and we scaled that back, we scaled back the thrift store and things like that because it just wasn't, didn't work here.

Missy said I guess that's where I'm at with the, well with what I'm thinking is, you had an office, first it was up over here, then it was down over here, and you can afford that office, I would think there had to have been some play in that budget to compensate a little bit.

Justin Lester said no, that's why they went away. So, that was a big thing, as when I came on, it was, there was no play. It was over spending willy nelly and you know. All I'm asking is just a little bit of grace period to be able to get those finances in place so that we can make sure that we have a little bit of wiggle room, because if you're giving me 2 years, realistically, I have a year and a half to get that money together to get a building, I mean. And, if it's 2 years, I have to move in the dead of winter, which is awful. So, that's all the things I'm looking at here is, you know, the 10 to \$12.00 a square foot is a lot harder for us to move if that's what you want us to do. As an end result, at the end of the day, if you're wanting this to be the last lease the Journey



Home has there and us to get our ducks in a row, then the more favorable lease of the tier adoption that Tom asked for is going to help us do that.

Gary said so we can, anything further, Tom?

Tom said well I was just going to say, you have the general idea. You can go back and figure your square footage now. We can have the price discussion at a different time.

Gary said yeah, we can have the, we can establish square foot.

Justin Lester said we can agree on the dollar amount per square foot. I'm fairly confident it's not over 4,000 square feet.

Gary said well it's in the 3s. I just don't remember.

Justin Lester said yeah.

Meeks said Jake, do you think you can guess that number? Do you have it somewhere?

Jake said it would be on their contract with whatever it was last time.

Meeks said well I don't know if the contract. I'll look at the contract. If I don't have it, I'll email you.

Gary said what we need now is a motion for the price for square foot and how we're going to do it. Then, that'll be lined up with their actual square footage. So, we have 2 options on the table here, 7 to 10 or 10 to 12. What do you think Tom? Missy?

Tom said once again, I'd like to see the square foot and all the information. We just wait 2 weeks.

Gary said 2 weeks, okay.

Tom said and table it for the next meeting.

Gary said yep. Missy?

Missy said yeah, I'm for that.

Gary said okay. So, you have your extended lease for 2 years and in 2 weeks, the commissioners will set your new square foot lease price, okay?

Justin Lester said okay.

Gary said anything further, Tom?

Tom said nope.

Gary said Missy?

Missy said one thing. Leadership means everything. And I think you and Dan being in that leadership position, the neighbors think that has been a positive thing to see happen because you guys are there. And so, I do want to let you know that. And some of the neighbors had some concerns, obviously, about the fire, and you took care of it. So, when I met with you, I really appreciated that you listened to me and got rid of some of that.

Justin Lester said absolutely. And I appreciate you guys' time and consideration throughout this whole process of, you know, we went from a 1 year and done to finding some middle ground. And we really appreciate that. It really says a lot about you guys to keep the veterans in mind and everything else, so. Thank you for your time.

Gary said thank you. Next up, Dave Inderstrodt. We've got the morgue bids to open up.

Laura said what's his name?

Gary said Dave Inderstrodt. Close?

Dave Inderstrodt said yeah, Inderstrodt.

Laura said can he spell that?

Gary said can you spell that for the record, Dave?

Dave Inderstrodt said yeah. I N D E R S T R O D T.

Laura said thank you.

Meeks said the first sealed bid is from Thor Construction. This is the addition renovation for the EMS Coroner's office. And that base bid is \$443,970. The second bid is from Smarrelli General Contractors. I do not think I said that right, so if anybody's here, I apologize.

Dave Inderstrodt said you got it right.

Meeks said okay, got it right. And that base bid is \$445,000. Okay, usually take these under advisement, let them look at it, make sure they're fitting the right stuff.

Gary said we'll take it under advisement and look at it and vote on which one in 2 weeks.

Dave Inderstrodt said contact me if any questions and I'll be glad to answer questions. I'll just say both the contractors are very well known contractors. They've both completed 30 plus jobs over my 31-year career. So, both of those are you know, contractors with good standing in the

community, so, they both have projects with me right now. So, I'd say either of those contractors are a viable contractor that you could select.

Gary said okay. Thank you. Tom, anything?

Tom said no.

Gary said Missy?

Missy said nope.

Gary said alright. Thank you for your work on it.

**Other Business:**

**Art Moystner, Randolph County Sheriff**

**Axon Contract**

Gary said other business. Sheriff.

Art Moystner said Art Moystner, Sheriff of Randolph County. How are you?

Gary said good. So, the Axon contract's coming down?

Art Moystner said it is.

Gary said it is part of your budget now?

Art Moystner said they did approve that at the budget hearings, yes. So, I know when I had communication with then the other day, one of the things they explained was the last part of the month is a big contracting time frame for them. So, they will have other places that start contracting, so the sooner we can get on board, the sooner I can get this scheduled and start getting the equipment. You're probably looking at January of February the way it sets now, before we start getting the new stuff. But, yeah, everything is set to go forward. So, they did knock a little bit off the contract.

Gary said is this a 10-year contract?

Art Moystner said it is a 10-year contract.

Gary said are we allowed to enter, we'll have to wait for Meeks to come back. I thought states couldn't, municipalities couldn't enter beyond 3. Good, Meeks. This is a 10-year contract. Aren't we bound by 3-year contracts?

Meeks said what's it for?

Gary said Axon for the sheriff.

Meeks said you aren't bonding, am I right?

Gary said no.

Meeks said it needs to be subject to the annual appropriation of County Council. Need to say that.

Art Moystner said and they approved it at the budget hearings.

Meeks said well if they, annual appropriations, that means every year.

Art Moystner said correct.

Meeks said but the contract needs to say that. The contract says that. You guys can approve it. We can look at it later.

Gary said okay. Alright. Have everybody had a chance to review the Axon contract?

Missy said yeah.

Gary said someone want to make a motion to approve?

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

Gary said what else, Sheriff?

Art Moystner said the only other thing I'd like to make you aware of is with the budget hearings, they had also approved funding in the computer video equipment and training line, which is in Cum Cap. So, one of the things that I'm looking at currently, is we're needing to put computers and docking stations in all of the vehicles. In order to do that, that's a pretty expensive adventure. I'm talking with Panasonic now to see if we can get that to where it becomes a budgeted item, so that it would be a set price over 5 years to pay for that equipment that we could get immediately. So, I would bring that contract back to you.

Gary said you said it's going to be budgeted in your budget?

Art Moystner said I already have that budget, yes.

Gary said and council's approved that already.

Art Moystner said correct. That was included in my figures for this year's, for going into next year's budget.

Gary said okay.

Art Moystner said so, yes, it would be a budgeted amount, and it's not a ridiculous amount each year, so. But I just wanted to make you aware we're looking at that. Other than that, still waiting to hear regarding bonding so we can move forward with the jail project.



Meeks said do you want to hear the news? Can I, I can give it, the news.

Gary said the news is?

Meeks said the news is that here is the bonding, just got an email this morning about it, here is the time table. Published notice of additional appropriation public meeting. That would be on 9/26. The county council adopts the bond ordinance on 10/7, so at their October meeting. On the 14<sup>th</sup>, it gets published. On October 20<sup>th</sup> then, on your 2<sup>nd</sup> meeting in October is when the commissioners would approve it. It would then get published right after that and the bonds would be sold either late October or early November.

Missy said can you forward that email to us?

Meeks said I will. I just got it. I was going to send it to everybody. But, I don't like to send it from my phone.

Gary said when you get the email, you want.

Meeks said I'll put you on it.

Gary said yeah.

Art Moystner said perfect. And I'll forward it over to Argo.

Meeks said so, that means if it's going to be late October, it means it will not be late October. It'll either be early November or mid-November.

Art Moystner said government speed.

Meeks said that's what they've told me. Whatever they put on the first one, it's always going to be later.

Art Moystner said perfect.

Gary said anything else?

Art Moystner said that's all I have unless you have questions for me.

Gary said I do not. Tom?

Tom said no.

Gary said Missy?

Missy said nope.



Art Moystner said thank you.

**Minutes of August 4 and August 18**

Gary said next are the minutes of August 4<sup>th</sup> and August 18<sup>th</sup>. Everybody should have their email. Would somebody like to make a motion to accept these minutes or make corrections?

Missy said motion to accept.

Gary said both sets?

Missy said yes.

Tom seconded the motion. All aye votes. Motion carried.

**Payroll Claims \$354,142.85**

Gary said and then we have payroll claims. \$354,142.85. Somebody like to make a motion to approve?

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

**Regular Claims \$387,541.50**

Gary said our regular claims, \$387,541.50.

Tom made a motion to approve. Missy seconded the motion. All aye votes. Motion carries.

**BF&S Civil Engineers Claim \$6,066.86**

Gary said claim for BF&S \$6,066.86. That's with the airport, correct?

Laura said yes.

Gary said somebody like to make a motion to approve?

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

**Coblentz Construction Claim \$142,105.27**

**Coblentz Construction Claim \$86,405.35**

Gary said we have 2 claims for Coblentz Construction. Both at the airport. One claim is \$142,105.27, and the second claim is \$86,405.35.

Missy said motion to approve.

Gary said we have a motion to approve them both?

Missy said yes.

Tom seconded the motion. All aye votes. Motion carried.

**Randolph County 4-H Future Needs Claim \$71,985.00**

Gary said okay, Randolph County 4-H Future Needs claim, \$71,985.00. It is READI Grant money.

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

**Ordinance 2025-05 final reading and adoption**

Gary said okay, we have Ordinance 2025-05 for the final reading and adoption. There are people here who would like to speak on this? Let's just go ahead and do that. Troy, come on up and speak on it? You have to state your name for the record.

Troy Prescott said Troy Prescott. Do you want my address?

Gary said I don't think so.

Troy Prescott said okay. I'm here as a landowner involved with solar. And I just felt like when the committee was formed, there was nobody on there that was a landowner that was really in favor. The 3 farmers that I know are totally against wind and solar and basically, tried to kill the whole industry throughout the county. And I asked people questions about what's being discussed and nobody seemed to have the answers. So, like, the first one is it's a 500-foot setback now from the house. Is that the center of the house or is that each edge of the house?

Gary said my understanding is the perimeter of the home, not the center.

Troy Prescott said so, you're 500 feet is more than 500 feet then.

Gary said from the edge of the home.

Troy Prescott said okay, so.

Gary said that's my understanding. I don't think anybody else has a different understanding, do they?

Tom said no.

Missy said no.

Troy Prescott said what happens during the development of it if the person builds onto the home, like if the developer has already setting their plans and now the homeowner builds onto it, that perimeter changed.

Meeks said it's when you get the building permit, Troy.

Troy Prescott said from the county?

Meeks said yeah.

Troy Prescott said so, that's what I mean, but they're still allowed to do that? Does the contractor then, the developers have to change?

Meeks said if they don't have their building permit. If they don't have their building stuff they.

Troy Prescott said so, up until they have their building permit, until it's permitted?

Meeks said just like a building permit for building like, if you're building a garage or whatever, on the house.

Troy Prescott said so that's in flux all the way up until?

Meeks said could be.

Gary said it already is though, whether it's 500 feet or 50 feet.

Troy Prescott said right. Well then, the other.

Meeks said that's always going to be a problem.

Troy Prescott said the other thing is though, I think Jay County just went back to the property line instead of that because the houses are fluid, they can move. Or like if somebody tears a house down and builds on the opposite side of the property, then it total changed the whole, the whole thing. And then like 500 feet, do you guys know how big a 40-acre square field is?

Gary said how big a what?

Troy Prescott said 40-acre square field, the dimensions of it?

Gary said no, I don't.

Missy said no, I don't.

Gary said I could look at it, I know a farm.

Troy Prescott said it's only 1320 feet. So, you've taken half, 500 feet takes half. If you've got a corner field and have a house on each, 2 sides of it, then you've basically, taken that whole property out of development. And for me, it's not a big deal, but for like one of your kids or somebody inherited like a 40-acre field that they're normally getting, say \$10,000.00 cash rent, and all of a sudden, they could have got 40, to them, it's going to be a huge deal. The neighbors could knock that out if they don't adhere to the good neighbor agreement and do that. And then when you do that with the negotiating tool the good neighbor agreement, who wants to be in those negotiations? I mean, I think what the developer is going to do is say we'll just find more acres and forget it. And as a farmer, you've got these little patches that they, you know, you have a field across the road from the house and somebody says I won't sign the good neighbor agreement, so they have to go around that little patch. Then, can I build a house in that?



Gary said I don't know. The zoning would have to.

Troy Prescott said that's, I mean, these are just questions I think need to be answered before this thing is accepted.

Tom said building a house in that would go to BZA and then they would make that decision, or you could get a variance since it's already, if the solar was already there.

Gary said yeah, these questions aren't any different though then dealt with that already exist. We're just talking about the distance in feet. You know, same thing would go is the Windfarm setbacks going to restrict the same thing.

Troy Prescott said right. So, that was.

Gray said I don't have the answer. BZA would.

Troy Prescott said that was, when I asked some of those guys in the committee, these questions, they don't know. But I'm saying nobody asked the questions ahead of time. And so, I understand like a solar or windmill, the reason there's a setback is if the windmill would break or whatever, it could hit a house or do whatever. So, they're allowed to say you can't build a house within so many feet of the windmill. But a solar field, if you've taken this 2½ acres, 3 acres, whatever out of that solar field, can somebody build a house in that? I think we need to know the answer to that before this is accepted or not.

Gary said well, I think the BZA would be the one to have to take over from here and the commissioners wouldn't have a say in that. They would. We're just going to establish in this ordinance, the new setbacks for solar fields, because as much as the landowners have all the rights in the world out there and the right to develop, we've come a long way from growing crops to now industrializing farm ground. It's your ground, but there are people that deserve some protection out there when they move there and put their life investment in there as well. Farming to them was crop farming and maybe some animal farming and now it's turned into industrial, so, 500 feet is workable. I mean, I've talked to the solar folks. They can work with it. I understand your concern. It puts a big swath of land in some areas that's going to require some negotiation between the developer, the current landowner and the person who is going to be living beside it. So, you could still go all the way down to 40 feet in negotiation, which exists now in the property line.

Troy Prescott said well and the 500 feet, is that the fence now or is that actual panel?

Tom said I'd have to go back and read it. I think it's the panel.

Missy said I think it's the panel. Ed, do you?

Ed Thornburg said it's panel.

Troy Prescott said because the 40 feet was the fence, right?

Gary said pardon me?

Troy Prescott said the 40 feet was the fence, in the original?

Gary said I do not know, Troy.

Tom said yeah, it was 40 feet to the fence.

Troy Prescott said to the fence.

Gary said for the property line, yeah.

Troy Prescott said so, that's what I mean, they got talking about different issues here. I mean, I don't think it was, the thing of it is, I don't think anybody has ever been abused by what the rules that were in place were, but I can see where this is going to cause headaches for the farmers, the landowners that, the landowner has no negotiation in this. It's the homeowner.

Gary said actually, it's the homeowner, yeah.

Troy Prescott said the home, yeah, the home, that's what I'm saying, it was a one-sided deal here. The homeowner can say this is what I want, but the guy that owns the land is like, I don't want that little 3-acre patch.

Gary said it's a fair valid point, but.

Troy Prescott said and then that was what the guys that were against this, they were like, well then if it aggravates farmers enough, they'll be like just forget it, I don't want to mess with it. Well that's what they're whole goal was in the first place, was to kind of kill the whole process to start with. They wanted it totally stopped anyway, so. I just remember the 1980s, how bad it got, and I ain't so sure we're not headed there again. In this county, there was very little, any revenue coming into it from the farm side of it, and right now, you know, this is the only thing that can compete with the chicken guys from Ohio that keep buying up our farm ground in Randolph County and to take this and try to slow it down or hurt it is just not good in my opinion. So, anyway.

Missy said I have heard, 2 farmers called me, probably, I don't know, it's been a couple weeks ago and they had some of those very same concerns. They were in, well several options, I mean, several things that kind of got in their way. So, I understand where it's coming from. I'm not sure I understand a solution to it, other than.

Troy Prescott said well, if the ordinance was working. It wasn't.

Missy said that's, I guess that's what I asked some of them, so, why the change? And they said we don't know. And that's just talking to 2 particular farmers.

Troy Prescott well this, I mean, the thing is, what I'm saying is nobody was being abused, and these people now, if you went and said okay, would you be fine with 500 feet, I'm sure they're going to say no anyway. I mean, this isn't going to make them happy. All this is doing is creating headaches for the landowners, makes it harder on the developers. And I don't think you're gaining anything but you're, and the problem with it is, when you say well so like, I'm the only guy here whatever, but the people with future projects don't even know they're out there yet. That's who you're affecting, is people that don't even know the possibility that could come. And it's like I've told some of you before, it, like when these people say well this is all I own is this house, and so I've got to protect that. Well this is the only farm ground that I have that can go into a solar farm. I've tried to get other ones in. So, it's, people talk about taking over all the farm ground. It's not going to. There's only so much infrastructure. Then there's only so many places it can fit and work. They just think the more you try, or the more that that's limited, the more susceptible we are to losing projects or whatever, so. Anyway, that was my 2 cents worth.

Gary said thank you very much.

Troy Prescott said thank you for your time.

Gary said you bet. Okay, back to the Ordinance 2025-05, before I do on, is there anybody else here that would like to come and speak on this? We're in the final reading so it passes or not right now. Okay. We have Ordinance number 2025-05, third reading. Would somebody like to make a motion to pass?

Tom said I'll make a motion.

Gary said we have a motion to pass Ordinance 2025-25. Do we have a second?

Missy said I'm lost. What is that again?

Gary said as far as which one?

Missy said yes.

Gary said it's the one about the new restrictions on the solar setbacks.

Missy said I'd like to have some people look at that just a little bit more. As this has gone on, I've heard from people about why did they pick the house that you have to set back? So, if I split my 9 acres with my kids and they build a house over here, then what's the opportunity? So, I'm, I need to talk to a few more people.

Gary said okay, then I will second it for the third and final reading.

Missy said okay.

Gary said so all those in favor, signify by saying aye?



2 aye votes.

Gary said opposed, same sign.

Missy said aye.

Gary said 1 opposed. Do we need to have the adoption vote now?

Meeks said no, you have it.

Gary said

Meeks said yeah, that's done.

**Union City Emergency Services contract (tabled from 8/18/25)**

Gary said okay, Union City Emergency Services contract tabled from 8/18/25. Tom?

Tom said I move to approve the contract as written.

Meeks said you've already reviewed it?

Meeks said I think I sent that out. I am pretty sure I reviewed it. I sent it.

Gary said alright, we have a motion to approve this contract. \$21,215.00 in 2026, 22,736 in 2027, 24,157 in 2028. We have a motion. Do we have a second?

Missy seconded the motion. All aye votes. Motion carried.

**Achieva EDIT funding - \$5,000**

Gary said Achieva.

Laura said this is just the letter they sent requesting the 5,000.

Gary said so we'll have to have an EDIT?

Laura said we're going to have to set and EDIT, but this is to approve whether you want to add that to the EDIT plan.

Gary said we can only do it for one year.

Laura said it is just for one year. They do it annually.

Gary said any EDIT work now should be for one year for what we currently have in the fund balance isn't it?

Meeks said who knows what they're going to do, well I would only do it for a year, but we only do most of them for a year.

Laura said this is just for a year.

Gary said somebody like to make a motion to approve and add the EDIT claim for Achieva, \$5,000.00. It's not a claim. It's a request for funding.

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

Meeks said I don't know when our EDIT plan, when's it over?

Laura said 26, end of 26.

Meeks said on the 26, so yeah, probably nothing past 26 we should do.

Gary said okay.

Meeks said I knew it ended soon.

Tom said has anything come back from Lifestream?

Laura said we have not gotten anything on that yet. We can maybe reach out to them and see.

Meeks said they usually come in and have a presentation.

Tom said they're usually here before the budget and it was not.

Laura said yeah, they haven't come. And I think didn't it change like, some changes to Lifestream?

Meeks said it seems like they've changed.

Laura said I thought it too, so, I don't know that. I don't know, I'll reach out and see if I can get any information.

Gary said okay. Well, we need to schedule an EDIT meeting.

Laura said so, I got an email from Bob McCoy that he has another addition so he would want to be approved hopefully, by his council on the 15<sup>th</sup>, so he would like for the meeting to be set after that. I looked at the calendar, so either one of those dates, those are Wednesdays.

Gary said Wednesday, September 17<sup>th</sup> at 6:00. I think we better go the 24<sup>th</sup> to give everybody time to get their stuff in. That's my thought. What do you think about September 24<sup>th</sup>, Tom?

Tom said it's better than the 17<sup>th</sup>, but it's going to be a struggle anywhere.

Gary said okay. Missy?

Missy said I can do either.

Gary said okay, so let's set an EDIT meeting for September the 24<sup>th</sup> at 6:00 p.m.

**Area Planning director's vacation time**

Gary said Area Planning director's vacation time. Is down to an hour?

Laura said so, she has an hour point 25 left that she basically lost last week, and she could not be here today, so I just made a note to ask you that, if you would carry that over for her?

Gary said I would. Tom?

Tom said I would too.

Gary said uh huh. Missy?

Missy said yes, absolutely.

Gary said somebody like to make a motion to roll over 1.25 hours for the exact hours that she had?

Tom made a motion. Missy seconded the motion. All aye votes. Motion carried.

**Handbook policy update (to be voted on)**

Gary said handbook policy update.

Laura said so that's where you switched the normal work week to begin on Sunday and end on Saturday night. I just need a vote to add the update to the handbook. Then that we need to send it out to everyone.

Gary said yep. Somebody like to make a motion to approve the handbook update changing the start of the week from Sunday?

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

**Blight Plan**

Gary said blight plan. Missy, what have you got to say on that?

Missy said so, I've been collecting with some help of Bob McCoy, the mayor, on blighted properties around Winchester and Union City, Farmland and Parker City. That's as far as I've gotten. So, hoping to come up with a plan where we can set aside some money. Several of these properties are, they have to come back to the county. They can't, we can't go after people who still own them and have been paying taxes on them and what not. But there are a huge amount of them, if you look around as far as unfit housing. Number 1, we need to find a way, who is going out and looking at the unfit housing, completing form work on them, if they have sewage running down their driveway, if they have a camper parked there, whatever it might be, but I think that's going to be, number 1 thing we need to do is have some teeth behind it, somebody



has gone and looked at that. Some of it, you can look and find out easily that it's uninhabitable. Houses that I've walked by and neighbors have said be careful, there's a cat there and then there's skunks, and it's been, it's dilapidated to where nobody could rehab some of these houses. So, I guess I want to try and set, I do want to try and set up some kind of a fund that the county would assist. The cities and towns would have to acquire the property at a tax sale. And then they would come, they could tell us before, if it is approved, would we help them with the tear down? And there have been a couple companies or a couple people who do that, that I've spoken with, would they be willing to, and they, one of them said I would be willing to do it at a reduced cost just to get rid of some of these, because they live about 3 blocks over from one or work with a company that works about 3 blocks over. So, I would propose, or want to come up with some kind of a budget that we can have yearly, and when it's done that year, then cities and towns cannot come to us and say I have just got ahold of this house, they'd have to wait until the next year to send an, get us an application on what they're going to do. Columbus, Indiana, Jacob Sipe who was with IHCD is now their economic development person down there. He shared with me, and it's also on their website if you just go there, that it is a big project for them, and they asked the Community Development Corporation, which is right across the street here, they have entered into it. And I found out some other cities have too. They feel it's a valuable way of increasing the values in their cities and towns, and also getting rid of what is very dangerous situations that you have set up. So, I would want to look into the future, and Jacob is going to get me some of their, see if we can partner with Randolph County Development across the street, Community Development, and actually have our Economic Development Corporation work with us on some of this seeking grants, us appropriating some money, and I attended a meeting over with RCU last week on hiring an environmental consultant group who would go and do the evaluation for us, and do the grant writing for us. And Sydney did a really great job of bringing that company in, and she's done some of this also. So, I would like to see that we could move forward into realizing that we could get some of these properties cleared.

Gary said okay, so what, what would you see the commissioners need to do right now other than?

Missy said possibly appropriate money, a limited amount of money or set amount of money which we would be willing to award during the fiscal year for cities and towns to say we've acquired this property, it's going to cost \$18,000.00 to tear it down, and apply for us to pay the fee, at a certain amount. Some you'd say no, some you'd say yes.

Gary said who would say, there would be a blight committee, that would be the one saying yes or no or?

Missy said I would think so. I think it, because they need to go out and look and see. And those people in their communities, whether it's farmland, whether it's Ridgeville, whether it's wherever. Yeah, I think we need a committee.

Gary said okay. So, I think the next order of business is, I mean, I guess you form a committee for.

Missy said yeah.

Gary said I mean, cities and towns?

Missy said well hopefully, we could ask our cities and towns to send a representative. Would they? I don't know, but those who do, obviously.

Gary said those who do may see a benefit. The other ones might want to jump on the next time around.

Missy said right, yes.

Gary said I think with that, we need the committee put together and we need to have some standing rules, and some funding mechanisms of the, what we're going to pay for Randolph County. If we take on the environmental study of it all, we take on the abatement too, for the asbestos, of lead, say the rest of it's yours, that takes the things that didn't used to be there out of the way. And are you guys all in or are you not, because Randolph County government, we have no say within the cities when it comes to that, they have to be a big part of it.

Missy said right, absolutely.

Gary said Tom?

Tom said instead of trying to take one segment out of everything else, I think what I'd like to see is a matching, so that everybody is involved.

Missy said yeah, that's a great idea.

Tom said we do a matching as a percentage or something or so that everybody's involved is involved. But, funding-wise EDIT dollars?

Gary said maybe EDIT, yeah. As long as we have EDIT.

Missy said right.

Gary said so, before we put the money up there, we've got to understand what the real scope of it, I mean, we could put a million dollars up there and probably spend it all, or we could put 100,000 up there and give 25, 75 buy in type of thing.

Tom said I think we try to get this in place a dollar amount before the end of the year so we can set it for next year.

Gary said and with a goal of how many houses.

Missy said right.

Gary said yeah, I think we just continue on and put the plan together, committee first.

Missy said yeah.

Gary said who's going to be the committee and?

Missy said yeah, and that's going to be to those cities to send us a committee person.

Gary said yeah.

Missy said and buy in. And if they don't, move on with who did.

Gary said oh yeah, if they don't, they don't. But if they see the action happening, they're going to want to from there on.

Missy said I think so too. I would like to think about putting \$100,000.00.

Gary said that sounds reasonable for the right plan, I think. Okay, so that's something you could probably as you're putting the committee together, saying if we've got, if Randolph County's got a 100 and we can get whatever the percentage match we can turn this thing into a few hundred thousand dollars.

Missy said right, yeah.

Gary said okay. So, you're just going to work now on the committee for the blight plan.

Missy said yeah, yeah. I'll probably get with Sydney, the director of economic development, RCU, to, because we talked a lot about it, last week, and so, I think she's really willing to kind of make this a joint effort.

Gary said okay. Probably ought to try while we're doing this, is find one out in the county that could come down. But most of those are assumed by agriculture people just buy it up.

Missy said yeah.

Gary said okay, is that it?

Missy said yep.

Gary said Tom, anything you'd like to add on that?

Tom said no.

#### **Airport terminal**

Gary said Airport terminal.

Missy said so, I went to their board meeting, which I didn't, in my negligence, I hadn't been going to them. So, I did, and I walked in there and turned to go back to their so-called board



room. I noticed there, they have the wall supported by some two-by-fours, because it's pushing, it's pushing in. What exactly is pushing in, I don't know. So, I asked for a meeting and Jim Michaels met me out there. The other gentleman wasn't available the time that we found would be most convenient for all of us, but he was just busy. It was his time off. But looking around that terminal, it is in terrible shape. I don't know what we do about thinking a new terminal, and I understand it would be expensive, but I also found out there're a lot of grants out there to redo terminals. It doesn't meet ADA compliance at all. It is in bad shape.

Gary said I think I would tell them to get plans for a new terminal, just be reasonable about it, not 2 stories with glass and an elevator.

Missy said yes, and that's, that's what I kind of told them.

Gary said yeah said that hurt the last one pretty much.

Missy said oh, for sure.

Gary said but I think the grant match on the airport, wasn't it 95,5, something like that?

Missy said yeah.

Gary said we're also allowed to use our Special LIT.

Meeks said I think it's 90, 10.

Gary said 90, 10.

Missy said yeah.

Gary said that's pretty good.

Missy said so, do you want me to contact Eric?

Gary said yeah.

Missy said Eric, and say in a board meeting, we want to bring this up at your board meeting and we could, some of us might be able to attend, I will attend, and just see what they have in, the last one I saw was the Taj mahal, as you were mentioning, and that isn't what we need. And so, I asked for a tour out there and I saw the new hangar, you know, and most of the other things that they were talking about needing repair were things that they could handle. I mean they have some big cracks in the runway that are, I don't know, they're probably 3 or 4 inches, and those are going to get, but they have plans. I learned in their board meeting that they're going to be correcting those and doing some maintenance there pretty quick. Saw the new hangars. They're very nice. But this is, I'll go forward the next board meeting they have and communicate with them on what we've decided to kind of move forward with and see what they can do and what we can do. Tom, I know you've been in on this a lot too, so.

Tom said the question I would have is this part of the terminal, do we need a shop? You know, right now the shop is included as part of that, the mechanic shop on the side of the terminal. Does that need to be included? What do you need there?

Gary said in the terminal?

Tom said well, that's part of the, that same existing building. If the building's in such shape it needs to come down, does the county need to supply that area?

Missy said or could you, could you take one of the hangars that they've just built and could you make a shop out of that? Now, obviously, I know it's a lot smaller, so maybe something would have to be.

Gary said the revenue that comes in from that shop, it doesn't come into the county.

Tom said no.

Missy said it goes to the person who's doing the work, doesn't it?

Tom said yes.

Gary said yeah. So.

Tom said that's what I was wondering. The extra money needed to put that, I mean.

Gary said means you've got to rent the shop.

Tom said correct.

Missy said yeah.

Gary said if you build it, we have to lease it.

Missy said yeah, good point.

Tom said yeah, part of it.

Gary said okay, anything else? Missy?

Missy said no.

Gary said alright. Citizen comments.

Missy said well, I do. I've got one more thing. Highway garage out there.

Gary said yeah, I read the.

Missy said yeah, I had a business owner who came to me, actually messaged me, wanting to know if there was any space available that he could, he would keep his existing business, just what he's doing now, and it's a car dealership and repair and restoration shop. And that he is wanting to move his business forward, but he needs a larger space in addition to what he's going to keep at his current location. So, I asked Jake if he would let me in the county barn, the old county barn, and we did, and it fits what he wants to a T. I think he said 3 years, all you know, the cars that, if you get going off the road, it pulls you back on, you get too close to a calibration, cars are all calibrated, and that's going to be at least a federal law in the next 3 years, maybe 2, because it's going to be required on all new cars that are manufactured. And he has an opportunity to get into that. He is very interested in renting the main section with the concrete. He needs 3,000 to 5,000 square feet, and he's wanting to do some, a few repairs on it, but he wants an option to buy it within, a possible option to buy it within 6 to 12 months. So, because he doesn't want to get set up there and then have to move out. Are we thinking about entertaining to do something with that old county barn, or garage, highway garage, I think they call it.

Gary said I personally, me personally, I wouldn't vote to put any business in there. I just think it's the wrong location. What I would want to do with it if we don't tear it down and make a green space out of it, which I understand not, is possibly maintain the main building, get it completely reskinned, resided, everything cleaned up there, maybe take the rear, the rear building down, clean that all up and keep it for the highway cold storage and for the sheriff to cold storage into it. I personally don't want to put a business in there myself. Tom?

Tom said the issue with putting a business, I think if we're going to keep the building, we need to maintain it, or once again, create a green space. But the one issue of bringing another building in there is the electrical and the mechanics of the building, we would have to do quite a bit to bring it up to code, because it's a mess. We've were out looking at it, so, no matter what, we would, I think we would have to you know, address the looks of the building. You know, there're gutters down and missing. There's all kinds of issues and if we're going to maintain and own the building, you know, we've had this discussion before, I think we need to make sure we present a nice building and there're some things that need done, but to move somebody in there and rent it, we also would have to maintain mechanically, otherwise, we were just talking about cold storage for some of our potential equipment. And that would be the other issue. I know we have some equipment in the highway department that has modern computers, stuff that needs to be under roof, that we really don't have a space for it, so right now, that's space for that. It would be hard to set our equipment out and then rent it out to somebody else.

Missy said have we given any thoughts to building a pole barn or whatever kind of a building, that our current highway garage can get everything at one location that's behind fence. I know it's only behind fence on 2 sides, but.

Tom said I think, if we look at the dollars it would take us to redo that building and if it's too high with the condition it's in, whether we turn that into a green space and spend those dollars out there, would make a lot more sense.

Missy said I agree.



Tom said does that make sense?

Gary said uh huh.

Missy said I don't really care if. If another business would go in there, but hammering non-stop at 6:30, 7:00 o'clock in the morning, that. I agree with you on what you put in there. The gentleman who wants it would be a quiet, I mean, not completely quiet, but I don't think we'd hear him pounding when you're across, you know.

Gary said it's also, Missy, from the last tenant we had in there, what ends up creeping to the outside, just keeps going, going and going. It's, you know, it could be an eyesore as fast as it could be anything else, so, I mean, that's. I've had calls too on it and most of the time, it's trucking companies wanted it

Missy said oh, yeah.

Gary said before you know it, the cars are outside. Not that he would, I don't even know the individual you're talking about, no disrespect at all, I just think if we, if we hold the line and say wait a minute, it's either going to be our cold storage, Randolph County's, or it's going to be a green space of some sort, there's too much development going on out there, I think.

Missy said yeah.

Gary said I even think the development probably even better out there if it didn't exist.

Missy said yeah, I don't know about that. I think they're building pretty fast. I mean, even on the other side, so, I don't think, I don't think that's a big issue.

Gary said no, I was talking about when they start coming down the other side because infrastructure is in for the other side too.

Missy said yeah.

Gary said anyway, without taking a vote, I would say right now, well, I don't know if we should be voting on anything right now. Are you asking us to vote on letting somebody in?

Missy said no. I mean I just want you to consider it.

Gary said okay.

Missy said and it's a revenue for the county, rather than letting it set empty. And we've since 2020, we have let it set empty.

Gary said no, we had the barn builders in there.

Missy said oh, that's right, yeah, yeah.

Tom said I'd say structurally and with the condition of the old chimney that's there and the condition of some of the mechanicals, mechanical-wise and electric-wise, we would have to look at a lot before we even consider a lease.

Gary said we could maybe get ahold of Dave Inderstrodt. He's a good architect, say give us a perspective on this building.

Missy said I think a lot of people would be encouraged if we did that, because it is getting to be an eyesore.

Gary said no doubt.

Missy said and there are people who hang out, out there, not as many, because the sheriff has set, now they're actually setting some cars for speeding and I think just because for a little while there, the county got to be an area that people gathered at.

Gary said okay Missy, thanks for bringing that up. I think it's going to be on the top of our thinking what we're going to do. And I think we get an architect to look at it and give us a rendition plan or advise us to let it go. Anything else?

Missy said nope. That's it.

**Citizen Comments (3 minutes)**

Gary said are there any citizens here that would like to come forward? Please. Please state your name for the record.

William Duff said William Duff. I'm here today because Ordinance 2025-04, turns out that the second part of that is incorrect. I brought this up to my lawyer and to surveyors. They became very angry. I was kicked out of his office, and I'm kind of confused about it, so I thought that I would come to you guys to see if we could get this revisited because they have not put the pins in the center of Elm Street. And this ordinance, the back part of it is written up incorrectly.

Meeks said at this point, if you don't like how the ordinance is written, you have the opportunity to go to the Circuit Court and file a lawsuit. And I don't, I think it's done correctly. You don't like where the pin is, I'm not, we're not the surveyors out here. I think the ordinance is fine. If you do not believe it's fine, you have an opportunity to file a lawsuit within 30 days from when the passage of the ordinance to say this is not done properly. That's your remediation. That's what you have as a that. So, we saw something from the BZA. I'm not even sure what that document is, but again, you can file a lawsuit, and that's happened in the past, up in Deerfield, for that matter.

Tom said most of all, that's all is GIS maps and there's a disclaimer on that side instantly.

Meeks said yeah, the GIS, you can't trust the GIS. I mean, you can trust it to a certain point.

William Duff said I'm not, I'm going by the coordinates. The coordinates are wrong on the 2<sup>nd</sup> page.

Meeks said you have the opportunity to take it to the Circuit Court.

William Duff said okay.

Gary said thank you. Anybody else? Missy, you got anything?

Missy said nope, nothing else.

Gary said Laura?

Laura said I just wanted to bring to your attention and this is for future, but I had an AIC board meeting last month, and they've been trying to merge townships for several years. That is going to move forward and they are talking about, the legislation they're talking about presenting the state, is for commissioners to decide what townships you want to push together. So, it's going to fall on the commissioners if the legislation passes. So, it's just something you want to keep your eye on. That's all I have.

Gary said okay. That would be something to almost consider by population. Tom?

Tom said I don't have anything.

Gary said Meeks?

Meeks said I do not.

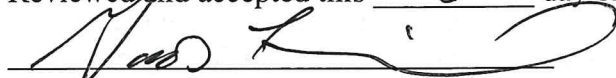
Gary said I have nothing. No one else?

**Adjournment**

Gary said someone want to make a motion to adjourn?

Tom made a motion to adjourn. Missy seconded the motion. All aye votes. Meeting adjourned.

Reviewed and accepted this 6 day of October, 2025



Gary Friend

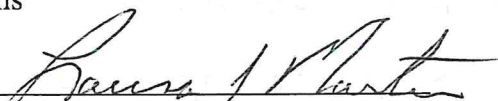


Tom Kerns



Missy Williams

ATTESTED:



Laura J Martin, Auditor