

Randolph County Commissioners

February 18, 2020

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: Tom Chalfant and Gary Girton. Also present was Randolph County Auditor Laura J Martin, Sheriff Art Moystner and County Attorney Meeks Cockerill.

Tom Chalfant, Vice President presided over the meeting.
Tom asked Angela Lowe to open us with prayer.
Pledge of Allegiance

Open Bids for Jail Security System

Meeks opened bids RFP from Security Automation Systems.

Tom asked if there were 3 copies from the same people.

Meeks agreed. This is the only bid. It's a request for a proposal. Usually you take this under advisement and give it to the sheriff.

Gary moved that we accept the bids and take under advisement. Tom seconded. All aye votes.
Motion carried.

Mike Haffner – Startup Costs

Mike said we are getting down to moving in a few months. We have some items that do have some lead times. I got a quote from Oscar Lawrence Company that did our fuel station and do a lot of INDOT oil dispensing system. That quote is \$35,125. That pretty much takes care of your double wall oil dispensing. Everything has to be doubled wall for protection.

Tom said even inside a building.

Mike said yes even inside a building to meet compliance. This one has the longest lead time out there to order tanks. Again that is \$35,125. This is the complete system, latch-key, installation everything. Another from Oscar Lawrence is our air- and air-dry system for \$23,200. That is for a new air compressor, new air dryer all the piping and hose reels and installation. Mike said this includes everything this is a turnkey price. I am working with Flow Solution on the air system as well. I am getting together with them tomorrow to do a site visit to lock down their quote.

Tom ask if you are getting a quote on the air system.

Mike said yes. We want to see what we want to do. So again since Mr. Wickersham isn't here. I don't think it's critically that we decide today. I believe by the next meeting a decision will need to be made in order to make a deadline. I am just bringing you stuff step by step. I have some other startup cost that I will present as a rough estimate. Like the office equipment and lifts are

not that critical. The oil dispensing due to these tanks is the longest lead time. We need to act on this first because of the lead time. The air compressor and air dryers are more shelf ready items. The lifts don't need much lead time. Tom you have seen some rough quotes on water softeners. Wiley Wells Water Systems has suggested two systems. One is a \$2,116.00 and the other one a little bit better system is \$2,415.00 with \$375.00 installation on either system. We are trying to do this separate and not run it through there, but just as a rough number to the \$9000.00 figure that was given to us.

Tom asks does that include infiltration or just a water softener for iron and other things.

Mike said until they get in there and test the water this is just the water system and the other systems were the same. If you have a smell or extremely hard water then both system would have to have infiltration.

Tom ask if they have tested for hardness.

Mike so no, the wells not actually, we just got a temporary well lift. Until the permanent well is in there saying it's better to wait for the permanent well. Then they will leave it run for so many minutes and then they pull a sample. They haven't seen any problems in that area. He is pretty comfortable this system would do it under the contingency of what they find after the test. Mike said I am just sharing the dollar figure with you. It's something we can most certainly can wait until afterwards to put in.

Mike has a utility agreement over by Parker City. It is the north side of the city limits and the county is on the south side. It goes along there for 100 feet to bore underground along south edge. There will be one pedestal spliced connection. It's not in an intersection or lane environment.

Tom ask if this was for telephone pedestal.

Mike said yes. I will bring a concern if we have any fiber stuff going in. They are boring and coming up into a junction box that is basically at ground level. Then there will be a plate, there is a picture of that type structure in there. It's starting to be an issue with us if we would want to dip the side ditch. You would have that structure in the way or if they get it to high the water won't flow. In the future if I see any of that I am going to recommend they actually come and talk to the commissioners about those kinds of structures.

Tom said they should probably consult with the surveyor. There is a lot of cases they go through tile ditches either county or private. The landowners call us saying they have a plugged-up ditch and there is fiber going right through it.

Mike said he fills comfortable with these since they are only 100 feet to repair an existing line and the area is not a troubled situation.

Tom said there is a sewage line going into the town from the south side.

Mike said they would mark and locate that and put a depth on that. My 811 doesn't like doing depth. They will locate but not depth.

Tom ask Ed if he was familiar with that area.

Ed said he has talked with someone. I made them aware of the storm line.

Tom said ok.

Tom would entertain a motion to approve the utility agreement at presented. Gary so moved. Tom seconded. All aye votes. Motion carried.

Mike said I stopped at the highway building to pick up paper work. They are hoping to get some painting and the rest of the concrete and the salt storage board. Tomorrow or Monday the plumbers.

Tom asked if they finished the roof.

Mike said the roof penetration is Friday. The plumbers are coming Wednesday to finish up the gas lines to the heaters so they can activate them. I'm not sure if they have to have it hooked up and inspected before they can activate it. That is on their agenda this week to get the heaters hooked up, painters started and potentially trying to pour the concrete this week.

Jake Donham- Update on Heating/Cooling

Jake said I scheduled a meeting with all the contractors and everybody concerning the courthouse project. Past couple of weeks there has been change orders. A lot of unanswered questions came about. Before it got out of control I wanted to get all the players together. We had a constructive meeting. A lot of things came across as a change order, we are going a different direction and be a huge cost savings on that end. With this project only having a \$50,000 contingency that scared me from day one. It started out as \$100,000 then we dropped it to \$50,000. We knew there was going to be a lot of unforeseen and they are starting.

Tom said it's probably not a good idea on a remodel to have \$50,000.

Jake said it's going to catch up with us. Jake said my gut feeling is we are going to eat that \$50,000 pretty quick. There is going to be a few more. We are trying to keep as minimum as possible. There is a hand full of things that was not on the print for all the trades. During the project it has to be done. They have done it. We are waiting for the billing to come through. Some smaller electrical stuff. Nothing major. These guys will be turning in some quotes for change orders. We eliminated a lot of them, with going a different direction with some of them. Some of the chases on the project didn't get put in place. Thor is going to give us a credit on those and turn that money back to a different direction in the project. It took all the players to be here to get that pulled off. Time wise the second floor hoping we will wrap it up at the end of this week so it will be ready for startup possibly next week. The troll guy finished up on the second floor, so he is almost a 100 %. It's going to be a lot of loose ends. Getting the chase

work done and getting everything dialed in and balanced. We are getting close. In a nut shell maybe 2-3 weeks hopefully.

Gary said we have had a decent winter. That has helped. I think we need to thank all the people that work in the courthouse for their tolerance. There was a few that was hard to handle but we dealt with it.

Jake said this project was hard. Marcis hadn't been with us for the majority of it, he got it started but his health is not getting any better. Some of the communication going to ARGO was going to him but he wasn't able to receive it or act on it. So, I finally contacted one of the other owners of ARGO, Tony Jacobs. He was on site yesterday and apologized. Jake said let's just get this figured out. He is going to take the reins on this one and get it push through to the end now. It just took some documentation on his end for all the other contractors.

Tom asked Jake if he is working on a solution to having a privacy room for nursing mothers.

Jake said when we had the handbook redone the last time. Paula got with me on looking for a location. We figured out down in the basement there is a single restroom with power. It is a little bit larger than a single restroom. There is the availability to put a table and chair in there for a pumping station/nursing station if need be. It has been brought to my attention we are getting close to needing a room for that. So I can get a table and chair whatever we need to make it work. I am new to the pumping business so someone will have to guide me on what the needs are. I can work with Paula and see what the guidelines are.

Tom said he wanted to thank Jake for his extra work. I think we owe you extra pay. According to the handbook the comp time you accrued has to be handled through your vacation. I want to go on record and say I think we owe you extra money for being the project manager. That is over and above your job description. I personally we need to pay him more than make him take comp time or losing his vacation because of the extra work you have been doing.

Gary said I told them that before the project ever started.

Jake said that is my concern with the project, I don't mind over seeing it. I knew that it would be extra hours. With the comp time I pushed over 210 hours now with the anniversary date creeping up in May, I will not be able to get rid of all my time. I am still setting on 2 weeks' vacation and 3 personal days on top of that. I will not be able to use any of that until I am under the 60 hours. I am going to be hard pressed to burn any of it really.

Meeks said you probably can't pay it out of the bond. Meeks said probably Cum Cap. You can do a lot of stuff with that.

Tom said we would need council's approval too. That would be a topic at our March 18 meeting to talk about this with council. Tom said hopefully we will find a solution for that before May.

Other Business:

Art Moystner, Randolph County Sheriff

Gary asked if he had a plan for the process of getting completed.

Art said according to that the time line is 365 days. It's a matter of they build it off site. Once we give them approval they will come in and plan it out. The headache is when they come in to install it. Because the current system will be pulled out. While they are putting the system in, we will go back to the days of old. We will be using metal keys for a little bit.

Tom ask if we will evacuate the jail.

Art replied no. We have already been talking about a plan to put in place during the time frame they need.

Gary ask how long will that actually be using the key in the jail cells.

Art said approximately a week to 10 days. The system is prebuilt so it just a matter of swapping it out.

Tom asked when they put the new system in will the key system still work.

Art said yes. If we would have a power failure we would still have a key system as a redundancy.

Resolution 2020-04 – Bond series 2020

RESOLUTION NO. 2020-04

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF RANDOLPH COUNTY, INDIANA APPROVING THE ISSUANCE OF THE
SPECIAL PURPOSE INCOME TAX REVENUE BONDS, SERIES 2020**

WHEREAS, on October 2, 2018, the County Council of Randolph County, Indiana (the "County") adopted Ordinance No. 2018-18, as amended, approving the issuance of the County's Special Purpose Income Tax Revenue Bonds, Series 2020 in the aggregate principal amount not to exceed Three Million Dollars (\$3,000,000) (the "Bonds"), the proceeds of which will be used to finance the costs of the construction of an emergency communications system, and related and incidental expenses to be incurred in connection therewith, and the costs of issuing the Bonds (the "Project"); and

WHEREAS, the Board of Commissioners of the County desires to approve the issuance of the Bonds and the completion of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF RANDOLPH COUNTY, INDIANA, that the issuance of the Bonds and the completion of the Project, pursuant to the terms and conditions set forth in an ordinance to be considered by the Council, are hereby approved; and that each member of the Board is authorized to execute the Bonds and take such actions as are necessary to issue the Bonds and complete the Project.

Gary made a motion to approve of Resolution 2020-04 as presented. Tom seconded. All aye votes. Motion carried.

Regular Claims \$345,741.13

Gary moved for approval of regular claims as presented. Tom seconded the motion. All aye votes. Motion carried.

Payroll Claims \$220,623.08

Gary moved for approval of payroll claims as presented. Tom seconded the motion. All aye votes. Motion carried.

Thor Construction Claim \$242,266.35

Tom said this has been approved by the architect and submitted for approval.

Gary said it is showing a change orders for a total now of \$60,000 dollars.

Tom thinks the change orders are pretty much done. Tom said originally, we weren't sloping it because we were going to close the end. Then when we took the end off we said we needed slope. The former architect over looked that. When it came to us just recently it was without slope. So that raised the fill and then we didn't have enough fill so we sloped half of the floor, the outside half. That was \$1800.00.

Tom said they will be here next month to talk to us about it. We still have an ongoing dispute about the restocking fee on a generator. Cripe said they are working on it. I think it is there responsibility, but it always comes back to the county.

Gary moved approval of Thor Construction Claim at \$242,266.35 as presented. Tom seconded. All aye votes. Motion carried.

Pyramid Claim \$12,250.00

Tom said this is for the FFA & FCC process for all the towers to be built.

Gary moved for approval of Pyramid Claim of \$12,250.00 as presented. Tom seconded the motion. All aye votes. Motion carried.

Randolph Southern School Claim \$104,525.00

Union School Claim \$8,685.00

Randolph Central School Claim \$12,052.00

Tom said these school claims are for the annual fee for the payment of the abatement of the windfarm Headwaters I.

Gary moved for approval for 3 claims for the abatement of Headwater Wind Farm to the 3 schools. Tom seconded the motion. All aye votes. Motion carried.

RCED Claim February \$24,833.33

Tom said he still has issues with this myself. Tabled to the first of March.

Cripe Claim 8/2/19 \$1276.55

Cripe Claim 9/3/19 \$932.20

Cripe Claim 12/31/19 \$222.98

Tom said he is hoping they will be here next month.

Laura said they would be here. She said she had not heard back from Thor.

Tom said Thor is aware of it they were here yesterday. Tabled to March.

Minutes of November 18, 2019 and November 22, 2019

Gary moved for approval of Minutes of November 18 & 22, 2019 as presented. Tom seconded the motion. All aye votes. Motion carried.

Comp time reports

Gary said it's going in the right direction again.

Treasurers Monthly Report

Gary moved for approval of Treasurer Monthly Report as presented. Tom seconded the motion. All aye votes. Motion carried.

JRDS Grant Contract signature

Tom asked to give the auditor authority to e-sign the contract for the JRDS OCRA grant.

Gary moved for approval. Tom seconded the motion. All aye votes. Motion carried.

Redevelopment Commission Appointment

Tabled

Building Corporation Appointment

Tabled

OCRA Monitoring Results WR Fire Station

Gary moved for approval of OCRA Monitoring Results White River Fire Department Station as presented. Tom seconded the motion. All aye votes. Motion carried.

3-Farm Leases

Meeks said we need to approve the 3 farm leases. I know Tom talked to Brumfield, Union-Go Dairy and Chamberlain. We have a 3-3 year leases on the same terms. If you approve them maybe we can get the farmers in to sign.

Tom said that would be good because I think March 1st is the deadline.

Gary moved for approval of all 3 farm leases as presented. Tom seconded the motion. All aye votes. Motion carried.

Highway Garage-fencing

Meeks said we changed it and had Ed look at it. We are within a fraction of an acre. Tom said I'm sure Tony would be agreeable. We just need to show him what is what.

Meeks said we did an amendment a year ago. We just used that amendment.

Tom said there was a question about land in front of the fence. Getting access to it for farming or make it a grass strip, which would make it more maintenance. Tom said there is a 40 or 50 foot strip that would have grass we maintain or else let him farm it. Tom said we could look at it and see what it looks like. Whether he can farm it or have it in grass.

Gary asked if it comes clear to the gate.

Mike Haffner said the gate would be back so he will have access to go on the east side of the fence to the field.

Tom said the fence is not parallel to the highway. It gets wider the farther south.

Gary asked so how far back is the fence actually setting in reference to the entry way.

Mike is thinking at least 40-60 foot. You have to be able to get a full semi in that lane to meet the code. Mike said we will have to maintain that area or you can use it as a staging area for your equipment as long as you keep the weeds down. Mike said he might want gravel where he turns and might have to furnish that.

Gary asked what the situation between the fence is and the woods, how much area is in there.

Mike said right now we don't have any plans to fence along the woods.

Tom said we haven't approved that. We just approved the frontage.

Mike said we have a recommendation that we fence around the septic field and extending that clear to the corner of the woods. We have an optional dollar figure and are waiting see what the project comes out to be.

Gary asked if there is going to be an area that you will actually going to be using for storage and stone and so on in the woods.

Mike said right now we are planning using by the silk fence up. I was against fencing the south side in until I get my stock pile in.

Gary said I am talking about the west to the woods. Is there going to be area that will be tillable.

Mike said no we are back to the woods edge. Mike said basically the southwest corner that will be my stock pile.

Gary said if you fence the north and south, then the entry way to the south farm land will only be along the front.

Tom said I think it goes in from the other field farther north.

Mike said I don't want them going through our gates into our facility.

Tom said they need outside access. Once it's done we think there can be a way for farm equipment to get to the other little field.

Gary asked if the diesel and gas storage capacity is going to be the same as it is now.

Mike said yes, the same as it is now. There will be a learning curve because the key fobs will not be available. It will be a simple pin code that I will be working with the department heads on that. Jessica Cheesman, I'm assuming is going to be the administration sending out the bills like that.

Elected Official Bonds

Laura has 3 elected official bonds, Deb Preston and Jane Grove and myself you need to approve. Laura said the amounts are by I.C. Code.

Gary moved for approval of the 3 elected official bonds. Tom seconded the motion. All aye votes. Motion carried.

Citizen Comments

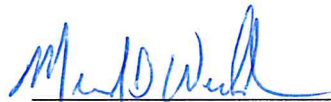
None

Adjournment

Gary moved for adjournment. Tom seconded the motion. All aye votes. Motion carried.


Reviewed and signed this 6 day of April, 2020.

RANDOLPH COUNTY COMMISSIONERS







ATTEST: 

Laura J Martin, Auditor of Randolph County