

# Randolph County Commissioners

December 7, 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: Board President Michael Wickersham, Tom Chalfant and Gary Girton. Also present was Randolph County Auditor Laura J Martin, Sheriff Art Moystner and County Attorney Meeks Cockerill.

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Michael Wickersham, President presided over the meeting.

## Pledge of Allegiance

### Ceann Bales & Bob McCoy-1) OCRA RLF Loan Awards Review and Approval 2) Housing Project in Winchester

Bob said a little bit of history as far as I have been involved in council's and economic development over the years, it seems like the subject of housing continues to come up. Going back even 12-years plus and all the plans that have been put together over the years, housing is mentioned. We continue to have housing as an issue, as far as shortages of houses, we have people coming in, realtors looking for housing and we have to tell them we do not have housing. Earlier in my administration I spoke to Errol Klem regarding the possibility of putting some housing along the golf course down Huntsville Rd. something we discussed, I told him I would look at it. I had Baker Tilly and HWC review it as far as the finance part of it and the HWC review as far as what it would take to get sewage out there. They went ahead and put together a plan, it will run about \$1 million to run sewage out that stretch pretty much to the old county barn. Financing part of it, I had Baker Tilly run all our numbers, actually we are looking at refinancing bonds at the time do to low interest rates, so they came back with a plan that Redevelopment looked at, we can save close to \$200,000.00 to \$250,000.00 by refinancing some of our current bonds that are callable or restructuring them. We looked at that and we also added that \$1 million in there to see if that was feasible. After Redevelopment looked at it, we decided that we could do the million dollars but part of the problem is with doing that, there is other infrastructure involved which would be water, electric and Comcast. I spoke to Comcast, they are working on a plan, they don't see that as being an issue. The water was estimated between \$500,000 and \$1 million dollars which was what we consider a high estimate. After going back to the investors, we thought if we can't find another way to finance it the project was dead at that point. We are here today to see if the Commissioner's could help the investors get water out there and then the City would provide the sewage and the other infrastructure and get some houses built. From there I will let Ceann take over.

Ceann said in the proposal the gas company is also stepped up and they are going to invest \$95,000.00 in it to get the gas infrastructure out there that is needed and the investors are also making a commitment that once the utilities are available they will immediately build two spec homes, so I think that's really exciting for our office. We are behind this project, it is really a

unified effort, coming together to make this project happen. We to have, our office has identified housing as one of our high core strategies and so that is why we are here to support that and working with the Mayor and the investor group. We think there is a need for housing, I included, its interesting what I learned from working with Paul Faddis our local realtor, that right now we only have 14 active homes today, in Winchester for sale. The entire county has 38 and Paul has said we actually in Winchester zip code should have 45 to 60 and so if we want our community to grow, if we want people to come here, then we have to have someplace for them to sleep at night. That is why our office is behind this and here to support the City and the investors of this project. We are asking the Commissioner's for \$300,000.00 to support the water lines.

Mike said by requesting us to do this, it would come from EDIT funds and \$300,000.00 is a pretty good chunk out of EDIT funds at one time. Have you given any thought to the precedent we would be setting here from an economic development stand point?

Ceann said we did talk about that in our committee's and we are of the adage that it's a good precedent, to start this campaign, that we even need more housing, that we would hope that there would be more housing projects and that Winchester would be the model. If our community wants to grow our community, we are going to have to figure out a way to do it. We have heard from other communities such as Rushville and Sullivan, that if we want people to come invest in our community, we have to invest in our community ourselves. Mike, we did talk about that in our committee meeting, about what it would mean if we came here asking for that and we feel like it would be a good precedent to start. Will it make it difficult, of course it will, but we feel that we need to make that investment in our community.

Bob said in the past, we have actually provided wind mill money for drainage and things like that and I think this is an infrastructure project that merit wind mill funds even.

Mike said maybe so, but as you know that is not within our control.

Bob said right, it would take Council approval.

Tom said have you thought about a TIF district?

Bob said that is actually part of what we are discussing, we are going to annex that area into the City of Winchester, voluntary annexation and it will probably be structured as a TIF, I would rather not TIF it, but even with that, the million dollars is just max of where we are at. According to Baker Tilly we are at maximum exposure when it come, we do not want to go into further debt, whether it would be TIF or not. We have looked at some grants, we are just kind of stuck at this point.

Ceann said Missy Williams through our office has set up a meeting with the state seeking support as well and at this point there's nothing from the state level. Our office has really tried to look at other opportunities as well as the City and we have exhausted those resources at this point.

Mike said I have never been involved in the beginning of a subdivision development and the expenses and cost of that, but it seems that this project is going to be about \$90,000.00 per lot, if you put all the money together and divide by 18. Is that something within reason to spend on a subdivision? I recognize the need for housing and I am fully behind this, I'm not sure an investment at this time for us of \$300,000.00 is the extent that I would be interested in doing. Again, \$88,000.00 per lot seems like an awfully lot.

Bob said the sewage portion of that project, we designing it in such a way that it allows for future expansion across the road. There is a lot of land across the road, if people would look at what is happening there, build two spec homes and think wow this area is developing, we are going to sell our farm land and were going to build the sewage is there. So, they would actually absorb some of that cost in the future, not saying that would help the \$300,000.00 part of it. We would actually be looking at the potential of, instead of 18 homes, 25 or 30 in the future. I've talked to many people and it seems like you need to think about the future rather than the next four years.

Mike said there is a lot more acreage across the road, if I'm reading this right, we talking about developing seven, a little less than 8 acres. Has there been any conversation with the owner across the street to include them in this and do it all at one time?

Ceann said we have some of the investors here, we could ask them that question.

Paul Faddis said are you talking about the annexation of the land across the road into this or whether or not they would be interested in allowing their property to be developed?

Mike said I am thinking about economy as a scale, if we are building up the sewage project for future investment, we could spread our money across more lots if we brought that future investment in now. I am not sure that can be done, I am not sure that is something the investors want to do or the city wants to do. Again, for 18 lots and maybe its worth that investment, I am the only one that seems to be talking about this, maybe its worth \$88,000.00 per lot.

Meeks said \$88,000.00 is not probably accurate, because you get fees paid back on the sewage plant.

Mike said I understand that, I am just talking about the initial investment.

Paul said I think what Ceann was alluding to was, we are not doing this for just the 18 lots and as this community grows, our thoughts are in the future Dragoo's property there to the south of the Armory, that's a 32-acre lot that we have had discussions with them, they would be interested in selling that to where that could be developed. Then I have actually had talks with a farmer that owns some ground out there, that is actually interested in trading some of that to an individual that may have more interest in allowing that to be developed to go ahead and get ahead of this. So, we could do a land swap now to where the new owner would be more interested in maybe even contributing to the development as years go by. Understanding that this is not going to happen quickly, but we better be thinking, something I have talked to both Ceann and Bob about is a long-term plan for our community. Whether it's 30 or 50 years, we better know what we are going to look like when we grow up.

Mike said I think it's a good project, I'm not sure, I don't know what you think Gary or Tom as far as the project, as far as our investing in the project. I will say to Ceann, a \$300,000.00 chunk at this time, doesn't leave a lot of room for a lot of other projects this coming year.

Bob said we could have chose to scale back the sewage part of it and it would have been \$600,000.00 or \$700,000.00 just to serve those 18 homes but it makes little sense with inflation and everything else, if we are going to be out there then we might as well prepare for the future and that's why we would be willing to go the million and actually that million will turn into \$1.4 million by the time we pay it back and there will be engineering fees and everything else. I still feel it is an investment and again you got to look at the future.

Paul said based on what we are looking at here, the long-term future of our community, its easy to sit here talk today about the cost of doing this. I have a CFO of a local company that is interested in one of those lots, they do not live here locally right now but they are interested in one of those lots because they intend to work at this company for the rest of their lives and they want to build here. I was contacted by a realtor outside of our community, looking for a four to five hundred thousand house in Randolph County, he has a CEO in Wayne County that wants to live in our community and right now, obviously we don't have anything. I have out of nine pending homes right now, four of those are pending to out of town realtors with out of town buyers. We are seeing a huge in flux of people wanting to live no our community and when we talk about the cost its easy to talk about the tangibles and what the out of pocket expense is. But, I would like everybody to think about what would the cost have been if we hadn't developed that area to what it is today from a nine-hole course to a 27-hole course, with the housing that we have. What would the cost of that have been, we can't measure that, but we can all imagine that if we don't do this the cost of not doing it is far going to exceed the cost of doing it.

Tom said how much tax money went into the prior, golf course and all that?

Paul said I don't have that information.

Meeks said it was a TIF district, there was an A and B bond, it was several million dollars to put the infrastructure out there and do all that, it was quite a bit of money. And that was a TIF district at the time.

Tom said how many buildable lots are there in Winchester?

Paul said buildable lots in the City.

Tom said inside city limits that have sewage and water now?

Bob said not very many, I mean we've got some lots where we have tom houses down but with the way zoning is currently set up, it would take an exception to actually build a home and it is not going to be the home that most of these people are looking for. We have had people say you need to clean up your blight and clean up them areas for homes. I have tried to market those empty lots and I have had little success, its easier to just give them away to the neighbor and put

them on the tax rolls and let them pay the taxes and mow them because it is actually costing us more money to have an empty lot.

Tom said you are saying if you take a house on a city lot and tear it down you can't build another house on that lot without an exception.

Bob said the set backs have changed, a lot of times yes.

Tom said is that a problem?

Bob said it can be, but the way houses were built years ago, they were really close to the street, real close to the alley, like I said they can go and they can get the exception but for the most part, they can't build the size of home they are wanting.

Mike said I understand where you are going with that Tom, but one of the needs in addition to what Paul is talking about is senior housing as well and senior housing is going to want a one-story home. Most of those existing city lots has two story homes on them to make them livable and you try to put a one-story home on a lot, it is almost going to take two lots to do that. To make it livable with a two-car garage and most older homes in Winchester don't have an attached two car garage. New development that is the benefit to me. I see that.

Paul said we see this as being a benefit to everyone. These types of homes will attract the CFO who wants to build their own, they'll attract people from out of our community. Errol can speak to the fact of how many people have moved out to the existing Willow Ridge Edition and when that happens it allows everyone to move up. The thing we see as realtors, in the real estate market right now, is a sub \$60,000.00 house is the hardest thing to sell, because the majority of the buyers that we're working with, when you get under \$100,000.00 are USBA, FHA buyers. They are bringing zero to the table and their needing the seller to pay up to 6% of the purchase price towards their closing costs. So, I actually have the days on market of our existing inventory and its skewed because there's some \$40,000 and under houses that are nearly impossible to sell because if you take a \$40,000 house and the seller pays 6% of the purchase price toward closing costs, that \$2400.00 and that won't cover their closing costs so they can't purchase that home, but those same folks with their credit scores can buy a \$65,000 or \$70,000.00 home, get into a nicer home, less maintenance and we have to upgrade our inventory, our inventory is really old and this is a way to do that, allow everyone to move up. If we simply build a \$100,000.00 house, we are only affecting one person, but if we build a home that allows everybody to move up, everybody is winning in this economy.

Tom said how about the tax payers, what do the tax payers get out of this?

Paul said we would hope the CFO, those folks are going to move into our community, enroll their kids in school and do those things. We have lost the CEO of Astral that came in to run that, he wanted to live on the golf course and everybody at the golf course knows who I am because of him, I went and knocked on every door and we couldn't find him anything. So, now he and his wife are living in Wayne County, spending their money in Wayne County, going out to eat there and its not coming here. So, we are going to have tax benefits of people staying here,

spending their money here and enrolling their kids in school here. That is one of the things that Clint Lamb talked about in the live to lead, the need to have housing so that people enroll their kids in schools and that is where the city and the county benefit is that tax base.

Mike said and the increased assessed value of those properties.

Tom said I just built a house and I paid about \$6,000.00 for a well and \$18,000.00 for a septic and so I am going to tell people that we are going to help build somebody else's septic system and water. It is a good idea, but philosophically where does tax payer's money stop, where do you take the private money and put it in for public good. That is the question that I have a problem with.

Paul said I think every study that has been done in recent history, shows that we need housing, if you look at the one Ball State did, that was one of the big things, it wasn't just their opinion, it is the opinion of our citizens talking about the need for housing. That is our obligation, is to serve these folks that need housing.

Tom said we are obligated to build housing?

Paul said to reinvest tax dollars back into this community. It is our tax dollars.

Tom said but it is going to somebody's house, it's not going to a school, it is going to somebodies' lot that is going to build a house on it. They are going to own that.

Mike said it saves those 18 tax payers, it saves them that \$25,000.00 for a septic system and a well, which you need two acres to do that, so you could put four houses out there basically or three and invest that yourself and there wouldn't be any tax dollars going into it. You would end up with three \$500,000.00 homes let's say that bring back money to the county and to the city in tax receipts over the next how many years versus having 18, \$200,000 to \$500,000 homes out there that is going to return money to the tax rolls every year for the next however many years. I understand what you are saying but the idea of people going out and doing what you are suggesting, they don't do that near a city, they do that out in the country and it takes two acres now and every year it gets more difficult to put in a septic system.

Tom said you can build a house in the country on a half-acre if the lot is already zoned.

Mike said there is not too many of those.

Tom said again when does tax payer money, when people need a house they build a house, they don't go to the government. The fact that we have city lots that aren't being developed and used and I know there are three or four acres close to the park that proposed to put housing on that didn't go through. The disposition of the last housing built in the city on a cul de sac, there is a dispute over the property line. What happens to that house.

Bob said I think that house is going to have to be removed. I don't know the current standing of that but that is what I last heard, I don't know who's fault it was but apparently it was built to

close to the line. I understand your concern but I also look at the fact that were supporting business through abatements, through employing so many people, we are doing that so you are supporting a corporation or a business and, in this case, yes you may be supporting an individual. Reid is getting ready to make a very large investment in our community on Sims Center Drive, a 20,000 square foot medical facility, there is going to be a lot of people employed there, I think up to 40. There may be people that are in and out of there, like medical clinics and things like that but there will be people looking for housing there as well and I look for Sims Center to actually probably explode before development in the future, we are going to have to make an investment out there in some sidewalks and connect Sims Center to Greenville at some point.

Ceann said Tom you are right as a conservative, we talked about that, but then if you take a step back and look, if we invest in the roads and schools and we don't have any place for people to live, to drive on those roads or to got to those schools, it is like a chip in an egg.

Tom said whose job is it to build those houses.

Ceann said your right it is a philosophical thing, how you look at it.

Tom said we are trying to become attractive but where do you stop. Once you start and we have already started down that slope. It is a very good thing, but how much private equity should go there. Another problem I have is HWC, after the horrible job we had at the highway garage, I would be very reluctant to work with them on any kind of project.

Bob said you won't be working with them, it will be the city working with them.

Tom said but if we give them \$300,000.00.

Bob said you are giving the private investors money. We are not part of that agreement.

Mike said this would be a direct payment to the investors?

Bob said in my opinion it needs to be structured that way, otherwise we are going to get into bidding and things like that.

Meeks said what we discussed is the city section would be the sewer. That is what the city would do and then the water would be up to the private investor.

Mike said we would pay them upon invoice, for the water.

Meeks said we have done this in the past.

Mike said that raises the question, other than the 8 acres of ground, what is the investment of the private investors? Other than the two spec homes which obviously that is a risk, but it's a risk that they are going to get some of that or all of that back. We don't know but other than that what is that investment?

Ceann said in those conversations and they are here, I don't want to speak for them, but they have talked about they are giving up this land, it could be used as tillable or other items that could be of more financial benefit for them but they decided to do this and also the annexation is huge, a voluntary annexation is a huge investment and a huge sign that we've got skin in the game as well. Those are the two things I know of that are beyond those two spec homes that are extremely significant investment in getting them up. We all know that the investment in building these spec homes and doing this, it is not the greatest time to be building and making this investment but they are committed to knowing that this is the best thing for their community.

Paul said I think it is best to let Errol or Mark speak to this.

Mike said that raises a question, so the entire rest of the 100 S, Huntsville corridor, the north east portion of that will be annexed into the city?

Bob said we would annex out to pretty much the highway barn.

Mike said that is a lot of ground, I don't know how much ground that is off hand.

Bob said I personally would rather it be not a TIF district, I would rather not TIF it if I didn't have to and I am going to have this discussion with Baker Tilly later today, after we met with you to decide what is going on with this whole project. I feel it would be better for it not to be in a TIF, but we have to be able to afford it and with restructuring the bonds and things like that I think we can, but again I want to let the financial people tell me if I'm wrong.

Mark Todd said to answer your question Mike, there are 62 acres of the golf course is probably going to be annexed for this deal here, so from a point of view where we are coming from our investment obviously, with that switching over from county to city in our eyes that is a huge investment. Obviously the 18 lots switch around and get taxed immediately as a residential, once that is all done and annexed as well. Then we have site clean up to do, we have a fence to put in. None of that can be done until we know the utilities are available. We do have expense in it, we will be making an investment just preparing the sites on the seven acres.

Mike said have you calculated what that benefit is going to be to the city?

Bob said I have not, I know that fencing, getting the lots ready.

Mike said I just meant the tax once you annex 62 acres of golf course that is now taxed as how?

Bob said it would be city rate.

Meeks said it is commercial.

Bob said no, I have not calculated those numbers. But like I said I would rather it not be TIF because no increased AV. It actually goes to the taxpayers rather than that one area, it allows us to grow, if you put it in a TIF then you are actually separating that money out.



Mike said once it comes into the city, it is no longer considered agricultural and it couldn't convert back to agricultural which that value keeps shrinking.

Mark said these are various ball park number, just simple math, on the taxes we just paid this fall, so the 2019 fall taxes, the 9 holes, the 62 acres across the street, we paid \$18.53 an acre and on the 30, 40 acres that are the city, strictly golf course we were taxed at \$28.75 an acre. 40% really to answer your question. In our mind that is a big commitment. Knowing that is coming and it's a huge benefit having 18 lots to sell.

Mike said I have one other questions, and this is for Bob. How real are these numbers? The \$82 for sewage and other expenses, the 95 for gas and the \$300,000.00 for water. Is it something that if we say we are going to give \$300,000 today, you will come back later or is it something that if we say we will give up to \$300, you might come in and want \$250.

Bob said again, the cities portion of it is for sewage only, the private investors will be taking care of the water and that is a quote that they got. Initially when I contacted the water company, I didn't see it as being as large as, they basically said it was going to be between ½ million and 1 million dollars and then after exploring it, and they did come back later and said it may be a lot less but we do not know what the conditions are out there. It is all preliminary, but the \$300,000 is a number that the private investors come up with by talking with somebody that quoted it. As far as the sewage, the \$1.2 million, that was done by a study by HWC, I would hope that we come in lower than that and that study was done back in February and March and there was like three different option we could have for getting the sewage out there and that is actually the most expensive option because that allows us to expand across the road.

Mike said so, you are committing \$1.2 million?

Bob said \$1.2 million and probably a little more by the time I'm done with engineering and everything else.

Mike said so what is that number?

Bob said I would say when it is all said and done probably \$1.4 million plus interest.

Mike said if you spend \$1.3 million would you put \$100,000 towards the private investors water problem.

Bob said I don't know.

Mike said if you commit \$1.4 and you only spend \$1.3 million then you have \$100,000.00.

Bob said right now with redevelopment.

Meeks said you can't because you are going to bond that. So, the bond money is all going in to the sewer project. If you did have money left over, which I totally doubt, it would be within the bond.

Mike said how would you spend that?

Meeks said it would be whatever the bond allows for.

Tom said bond for sewage and water.

Mike said I guess that is what I am getting at, we don't really know what it's going to cost.

Bob said we don't know but I have to spend another \$150,000.00 to get the ball rolling to see once it goes for bid and everything else. My hope is its \$750,000.00. That would be great.

Mike said then you wouldn't need any from us.

Bob said exactly.

Mike said that is what I am getting at, if I sit here today and vote that I support this project to the tune of \$300,000.00 but your numbers come in to where you could support everything but \$150,000.00 then I think the county ought to be called on to spend \$150,000.00. Does that make sense?

Bob said that is fair. But at this point, we need a commitment before I move forward on anything. We have already made the investment in getting the study done. Like I said we are kind of at a standstill. This has all been taken before Redevelopment and we put that \$1 million on there and that is where we are maxed.

Mike said but you are thinking of spending \$1.4 million, you are going to have to when its all said and done.

Bob said when its all said and done, once you do the engineering and everything else, yes, it could be.

Mike said Gary what do you think.

Gary said I'm in favor of housing, I was involved with all the meetings that Ball State put on here and throughout the county. I attended those meetings throughout the county and situation are the same. It is a need. I just had a real estate agent call me Friday and wanted to know if I was interested in selling. I said no, I wasn't. They said we are really in need of housing, we are begging people if they have any interest at all in marketing their property. So, I know there is definitely a need there. I try to look at the big picture and see what is going to be the outcome at the end. I know \$300,000.00 right now with, I'm not sure that we shouldn't look at some of the windfarm money. Understanding that is what we classified when we put that money aside, was for economic development and until we got burnt with having to redo the heating system in the Courthouse for \$1.75 million which was windfarm money. I wasn't in favor of doing that at all but people come into court wearing their winter coats and the judge wearing his eskimo suit and so on in the winter, so we spent that money. But we have more money coming in over the next

several years. I think we just have to take hold of this and do something. We've got to move forward with trying to develop housing, we have to develop these things otherwise people are going to continue to move out. Once they move out they are not likely to come back. That is the same way I am with industries. From my perspective as commissioner, I am more interested right now with keeping the industry we have now rather than going out and trying to find new to come in. I have talked to managers and CEO's and so on in the industries in the county and they are having trouble getting employees. I think from my perspective we need to do whatever we can to develop housing wherever we can within the county. I think we need to look at the big picture what is it going to do, is it going to bring kids into the schools, is it going to bring money into the tax base because they are being taxed on a house, because of the income from the people living here and how they participate in businesses and so on, how they spend their money in the community. You can't sit here, you can speculate and you can have Baker Tilly come and do an analysis and they can come up with an idea of what the income is going to be in twenty years based on this investment to the county but they can't tell us for sure and I'm not even sure it can be close because there are so many variables that enter into it. From my perspective I think we need to move on it. I think it is an opportunity, I think a lot of effort has been put into trying to get to this point and I think we've got to do something to develop houses or we are just going to get worse and worse. Our population is not growing, we are struggling to maintain it. It is not going to change as we sit here and say well were spending this money, were doing this and this, we are working as a group. We are trying to work and make this cooperative with everybody, all these people involved.

Bob said you bring up a very valid point about Baker Tilly and something that has actually been discussed. Projections for the wind turbines, say the Winchester wind turbine and projections for Tela, they are empty things and yes, we've got to rely on our financial people and I hope that we are close but. Tela, it could be a wild card. I mean things could change but if we don't invest now and kind of step out of the box and look toward the future. I can just go back and sit in my office for three years and now row but I am too hyper to not try to get things moving. It is frustrating that things move so slow because like we said, we started talking about this back in January and I am still waiting on Baker Tilly to get my bonds refinanced. I understand Covid and all that but it is frustrating and we do have to rely on our financial people but there is a lot of variables in there that could change.

Mark said we certainly understand the commitment and the concerns on your parts, if you were a private developer and trying to do a \$1.2 million infrastructure project to sell 18 lots, it doesn't make a lot of sense obviously that is why help is needed there. Twenty years ago, we put that golf course in, it is very well known that we left all that road frontage there, we built it up on purpose and left it there for this exact reason. This is by far the closest that we have come, the City of Winchester has shown an interest and it is as close as we have come to this project. But we have had this idea for twenty years and that is why we left that road frontage like it is and built that up. So, to be very close to the end of the road with the project here is very exciting and it is also exciting what the city may do on the other side of the road going forward. We hope that is a selling feature. On the other end for you guys, very slippery slope, Tom's point is dead on accurate. When you state this I'm not sure where it stops but I do know from the city, it's needed and on our end once we get stuff out there we can certainly add to the tax base and do what we need to do.

Mike said do both sections ingress and egress off Huntsville Rd?

Bob said yes.

Mike said what happens to Huntsville Road if that annexed?

Bob said we slow it down.

Mike said you take half the responsibility for repaving and maintenance?

Bob said if we annex that area, I would say yes, we do.

Mike said Gary you said you think we should move forward but you also mentioned windfarm money. As I stated before, if we did move forward with up to \$300,000.00 for Willow Ridge number 3 for water service, how much were you proposing to put toward this project and how were you proposing to pay for it?

Gary said I am proposing to go with the discussion that has been here of up to \$300,000.00 and it should come out of the windfarm money. We may be saying we are setting a precedence, we have set a precedence all the way along, every time we give windfarm money, we set a precedence. I think each one of these presentations, as I wrote a proposal a few years ago of how this windfarm money should be handled and it was accepted, in fact there wasn't much input or support, my recommendation is that we set it up and each time we have an issue, they come to the Council and the Commissioners and make a presentation and if 11 of us after discussion and research and so on and elect and decide and vote that this is the approach that we should spend this money, we are the 11 people that have been elected right now to handle this money.

Mike said there are 10 of us. Is that a motion that we spend up to \$300,000.00 to supply water service to Willow Ridge Subdivision number 3 out of windfarm money.

Gary said I will make that motion. Mike said I will second the motion. Any further discussion? Anything to add Bob?

Bob said I assume you will have to take this before Council at their next meeting?

Mike said that is tomorrow.

Bob said like I said if we come in at \$750,000.00 I will come back and say hey, we may be able to help out with that \$300,000.00.

Mike said maybe?

Bob said well part of it. Everybody says skin in the game, I think having a million dollars in is a lot. And you know something else to add to it, we just applied for a federal grant to totally do South Main Street and I am going to have a million-dollar match there.

Mike said if there is money to be saved and you think you can put it toward the investor's expense of water then the whole county benefits from it.

Bob said yes, exactly.

Mike said since it is windfann, I think it would be valuable for you to come tomorrow, before Council and make a similar presentation. Do you think that would be appropriate Max?

Max said yes sir.

Mike said any other comments or discussions about the motion on the floor? All in favor of the motion signify by saying aye. Two aye votes. Tom voted nay. Motion carried.

Ceann said in your packet, this is the second round of OCRA funding for the revolving loan and this is going through our revolving loan fund committee and has been approved by our board of directors. We are submitting for another round of \$110,000.00 to those entities listed. Those are the proposed right now, which will leave us for a total of \$39,250.00 and we are looking at wrapping this up, we want to get all the funds dispersed and so we have another 7 applicants that we have received, that will be going out to the community today and that will be the last round that we will bring to you, once those are approved. This round we are looking at \$110,000.00, those entities.

Gary made a motion to approve the list of applicants as presented. Tom seconded. All aye votes. Motion can-ied.

Gary said it is great that we got out there and got this money to help the people in this county.

Ceann said thank you guys for allowing us to do that. I do have some good news, I think we have been working on this since February and it has taken a lot of e-mails and phone calls, but I do have a check here from Tarter Equipment that I asked them to send to me certified after several attempts of not coming and I did receive that in the mail of \$100,000.00, so I will be taking that down to the treasurer's office to be deposited.

Mike said good, thank you.

**Beth Krieg - Probation part time secretary**

Beth said I was here about a year ago making this request. In our department for a long time had two full time secretaries and quite a few years ago do to financial issues one secretary position was cut to part time. It has been a continued struggle since that time, one to keep people in that position and also not having that position as full time has affected basically the work load. I am here making that request again for that part time position be changed to full time. I want to point out that we have increased our monthly supplemental funds collection quite a bit. From 2018 it was \$3700 average monthly collection, 2020 it was \$5900.00 at least as of the first of November when I did an average. These improvements have happened do to the implementation of a collection procedure, which is still evolving, it involves mailings, phone calls, working to collect

those fees from probationers and definitely the fine and costs hearing that both courts have provided for us. That will continue to evolve, we will continue to work on that and we are able to hopefully go back and collect some past judgements which I think has increased our collections. Having that secretary full time would help in keeping those current collections moving along as well as going back and looking at those past judgements, not to mention as I said briefly just the general clerical duties of that position would help the probation department. The adult supplemental funds, juvenile supplemental and the administrative fee funds are on there for supplementing salaries and providing service has never been meant to completely provide financially for positions. I think with the increased collections we are in a better position to supplement more. When I did a break down, this was back in November, looking at what the cash balance was at the end of November, it looked like we were in good shape, we could cover the 2020 appropriations, there would still be quite a bit of unexpended funds. I did an estimated collection for 2021 of \$60,000.00, that is a little low based on an average of \$5900.00 but I have always, when doing a budget always estimated a little low because you just never know. What I would be proposing is that the current approved 2021 appropriations plus the difference between the two salaries. I put in here for the single insurance plan because I believe that is what we would be looking at. I do believe that we would have enough to cover that as a supplemental for 2021 and then again continuing on out looking at estimated collections for 2022 and an estimation of what the next years budgets or supplemental would look like and at one point I had even gone out a little further to about 2024, but I don't know what the salary schedule is going to look like, so I kind of backed off on that. When the budget is being prepared each year, what I would propose we do with that full-time position if it is changed, it would fall into the same scenario that we are in now, it would be a percentage supplemented on salary based upon what those collections are plus covering the insurance because I know that is currently the big issue is covering the insurance. I think it is worth giving it a shot, I know it would help us tremendously, I think that we could also look at some other duties that we could work on if I had that position back as full time.

Mike said does anyone have any questions of Beth?

Tom said your collections were over \$60,000.00 more this year than last year?

Beth said yes, 2019 average was \$4300.00 and as of November the 2020 average was \$5900.00. Normally that is what I do, is go back and look at averages. I usually go back about three years and see where we are at on collections. There are a lot of variable that affect that, but I do think that our current collection between 2019 and 2020 increased because of the effort that has been put in.

Tom said has it always gone up, or is it up and down?

Beth said it has not always been going up, in the past there has been issues, but currently it is gongup.

Mike said right now you have one full time and one part time?

Beth said yes.

Mike said that full time and part time is handling the work of three officers?

Beth said yes. The best that they can. Even before when it was two full time there was still a lot of work that comes from the full-time probation officers.

Mike said the fact that you only have a full and a part time, that doesn't affect your comp time every month does it? Or does it?

Beth said I can see where it does affect it, I personally, I try not to let it affect it too much, it just depends on what is needed on a monthly basis. I think our comp time is in pretty good shape compared to what it has been in the past.

Mike said it is, this last month it went up.

Beth said there is a lot of time spent on looking through files and looking at collections.

Mike said the questions is, the officers are doing that?

Beth said there is a level that we need to be doing, we would like to get it to where a full-time secretary can do it, again its evolving.

Mike said looking at your budget breakdown, your 2021 requested budget, I didn't have a full time in there.

Beth said no.

Mike said is the \$11,510 the part time secretary?

Beth said where it says probation secretary, that is the part-time.

Mike said if we approved this, that would bump to \$26,000.00 like the full-time secretary? Plus, the benefits?

Beth said plus whatever the supplemental, because the full-time secretary for 2021 out of county general was approve as the \$26,000.00 but there is also the \$3,600.00 that is being supplemented out of supplemental.

Mike said it sounds like you are going a long way to pay for it yourself out of supplemental by collections, you have raised collections since 2018 by \$26,000.00. Its difficult to calculate what that insurance cost is going to be, even though it could very well be a single, but it could very well be a family.

Beth said I understand that but I have reason to believe that it would be single because the person that is in the part time position obviously would be the person that we would be looking at if at all possible. But I understand that, that could change.

Mike said what do you think Gary?

Gary said she is the one running it and if she says she needs the extra help, I am not in a position to challenge her on that. I think the figures that she put together here are realistic at least to me.

Mike said when was the position eliminated?

Beth said I want to say about 5-years ago, maybe a little longer. I thought about that this morning and I didn't go back and dig it out. It has been at least 5-years ago.

Mike said am I reading your calculations here correctly that with the full-time secretary, single insurance, you will need an additional appropriation of, the appropriation would be \$75,000.00?

Beth said that appropriation includes the \$16,000.00 that is already approved for the part-time position.

Mike said what do you think Tom?

Tom said where would you get this money, if we approve this position, the council has to find \$35,000.00? Is that right?

Mike said they will have to find obviously the cost of the health insurance premiums and any claims that would be paid from that and then the additional salary would be \$10,000.00. Is that a fair enough estimate?

Beth said I believe so, what I had included in that \$75,000.00 was the \$16,000.00 that is already approved plus the difference between the two and then what the cost of the insurance would be for a single.

Mike said it would be \$49,000.00 if you take out the \$16,000.00. That can't be right, it would be \$59,000.00.

Beth said what I am suggesting is that we will supplement that, that is the amount that would come out of probation supplemental.

Mike said there has got to be more in there than the full-time secretary, the \$16,000.00 for part-time and single insurance?

Beth said there is whatever is currently approved for the 2021 out of supplemental, which does include, there is other areas, Medicare, perf would also have money appropriated for 2021 for drug testing, that was the total amount that was approved. So, a part time going to a full time is going to cost you the difference in salary which is roughly \$10,000.00 and the cost of single insurance which is roughly \$15,000.00. So that is going to cost the county \$25,000.00. Is that a fair estimate Paula?



Paula said plus perf.

Mike said \$30,000.00 is what they are going to have to find.

Tom said where does that come from?

Mike said Council will have to fund that. I suppose we could table this and see if the Council is willing to fund it and if they are willing to fund it then we would approve it. Or we could approve it condition upon the Council funding it.

Beth said I think that is what happened last year. Last year the financial breakdown, I was asking for the county to pay more than I am this year.

Mike said do you want to do that or do you want to send her to Council without a recommendation from us.

Gary made a motion to approve the request contingent on Council funding it. Tom seconded. All aye votes. Motion carried.

**Cathy Shull, Veterans Office -Time off**

Cathy said I would like to have some time off or have it rolled over to next year.

Mike said how much time do you want off?

Cathy said I have approximately 12 days and that includes my personal and vacation and there is only 14 working days left in the month of December.

Mike said in the past when both you and Mike Kennedy were out, we've closed the office and referred veterans who needed services to Jay County and Delaware County.

Cathy said typically Mike and I would try to stagger our vacation days, so our office wasn't really closed.

Mike said during one period, I forget how many days it was, but we did have a period where you were both out.

Cathy said yes, last year when I was on vacation. It is doable, it does cause some back up.

Gary said do you want all your time off at once or could you work a day a week or something like that.

Cathy said it would be nice to have a few days. Like if I took a Friday and a Monday and had a four-day vacations, instead of just a day here and there.

Gary said if we could keep the facility open for a couple days a week rather than just shutting it down for the rest of the year.

Cathy said I don't know that I could get all my time used by doing that.

Gary said I wouldn't be opposed to carrying it over.

Cathy said if you need specifics, I have two days and five hours and 15 minutes and then my vacation days, I think I have only use one of those.

Gary said I think if you use your personal days, which technically we don't carry those over and carry some of the vacation over. This is an unusual circumstance for you because of the situation, that would be nice, if you could work that out however it would work best for you and still keep the facility open one or two days per week for the rest of the year.

Mike said how many personal days do you have?

Cathy said I've got two full days and 5 hours and 15 minutes.

Mike said you are recommending she use all of those and carry the rest over to next year.

Gary said I was saying she could use some of her vacation days, so we are only open a couple of days a week and then what is left of that at the end of the year would carry over into 2021.

Mike said is that a motion?

Gary said yes. Tom seconded.

Mike said essentially it would be up to you to pick those days and to determine how many days you are going to carry over. Obviously the more you use the less you will carry over. I would suggest you work with Paula on that, communicate that to Paula so you are on the same page on that.

Cathy said absolutely.

Mike said do you need anything more specific from us on that Paula?

Paula said that is sufficient for me.

Mike said all in favor of the motion signify by saying aye. All aye votes. Motion carried.

Mike said while Cathy is here, that brings up another question, where are we on the Veterans Service Officer?

Gary said I have not been able to get a date set with the other person who has applied. I will try to get that done now. I have made contact.

Tom said he works there now, doesn't he?

Gary said I think so.

Tom said I think he started the middle of October.

Mike said that is what his application said.

**Mike Haffner - Salary Ordinance, Annual bids, new position**

Meeks opened the annual bids. The first one is Dirt Works Asphalt Paving Inc. looks like for liquid asphalt and other things. The next one is E&B Paving LLC, asphalt mixes. The next one is Great Lakes Chloride Inc. for calcium chloride solution. The next one is Marathon Petroleum Company for liquid asphalt again, Civil Conn Inc. for corrugated pipe and pre-engineered box culvert and bridge packages. Next one is Ag Best for gasoline. Next one is Irving Materials Inc. for a bunch of gravel and other materials. Next is Barret Paving Materials, next one is Harvest Land for gasoline. The next one is US Aggregates for stone and gravel. The next one is Milestone for liquid asphalt emulsions. The next one is the Klink Group for asphalt emulsions. The last one is Asphalt Materials Inc. for liquid asphalt.

Mike said we will give these to you and take them under advisement.

Mike Haffner said I will take a look at them, but we are basically going to accept all bids to purchase as we need. I will recommend accepting all the bids.

Tom made a motion to accept the Highway Superintendents recommendation to approve all the bids as presented. Gary seconded. All aye votes. Motion carried.

**Resolution 2020-21 (Surplus Property)**

Mike Haffner said I have a resolution to sell our boom truck.

RESOLUTION 2020-21

A RESOLUTION TO DECLARE CERTAIN PERSONAL PROPERTY OF  
RANDOLPH COUNTY, INDIANA,  
AS UNNEEDED, AND  
TO BE CONSIDERED SURPLUS PROPERTY FOR DISPOSAL

WHEREAS, the Randolph County Board of Commissioners ("Board")  
is empowered to declare unneeded property to be surplus property; and

WHEREAS, the Board may authorize the disposal of surplus property pursuant to  
IC 5-22-22 *et seq.*;

NOW THEREFORE, be it resolved by the Board that:

1. Pursuant to IC 5-22-22-8, the items listed on Exhibit "A", attached hereto, shall be considered to be surplus and worthless property ("Property") for purposes of disposal.

2. The value of the property is less than the estimated costs of the sale and transportation of the property.

3. The Property may be sold at public or private sale, and the Board shall allow J.J. Kane Auction Company to sell or otherwise dispose of the Property.

4. Proceeds from the sale of the items set forth in Exhibit "A", shall be placed in the fund from which the item was purchased. If no fund can be identified for a particular item, the proceeds shall be placed in the General Fund.

5. If the Property fails to sell at public or private sale it may be demolished or scrapped, or, if hazardous, be disposed of for recycling.

6. The Property may be removed from the Randolph County Indiana fixed asset inventory.

0-6 1989 General Motors boom truck  
VIN #1GBJR34K1KF302991  
98,000 miles

#### EXHIBIT "A"

Tom made a motion to approve Resolution 2020-21. Gary seconded. All aye votes. Motion carried.

Mike Haffner said we have a salary ordinance, but to start this we have a sign man, we have always had designated sign man but he was never classified, he has just been in our heavy equipment operator position, he was paid out of that line. It is a designated position, we need to really, job duties and responsibilities is slightly different, we drawled up a job description for a sign technician, Paula gave her stamp of approval so to speak. We need to basically, first of all see if we can get this allowed and then we will need to set up a line to be able to pay this position out of.

Tom said it would be taken out of your other general?

Mike Haffner said it would come out of our same lines. The equipment operator line.

Mike said is that all this guy is going to do, sign technician?

Mike Haffner said he will still have a full-time snow route job, he is still involved in chip and seal. Basically, every job duty and responsibility that he has been doing, along with taking care of our signs.

Tom said what percent of time would you say he dedicates to sign making?

Mike Haffner said he is sign making and mowing about 90% of the time. He does have his own snow plow route area for a few weeks and if we need him to assist in the chip and seal program, we do that. Otherwise he is pretty much full time into the signs.

Mike said is the current situation just not working?

Mike Haffner said it is just on our paperwork, we've got heavy equipment operator, we can allow him to be classified as a heavy equipment operator, but theoretically his job duties and responsibility is not running minis.

Tom said as far as he's concerned, he is not going to know the difference?

Mike Haffner said he is not going to know the difference, no. His pay will be the same, because the sign position would be the \$19.25 after January, same as the heavy equipment operator, same as your mechanic only you don't call your mechanic a heavy equipment operator, you call him a mechanic. It just separates that to what he is truly providing. If we are aware that he is truly providing that service and we want to just continue to pay him out of the heavy equipment operator position, we are fine with that. My thought is if the heavy equipment operator, what is he operating that deserves that higher pay scale. He is not really operating any heavy equipment he is a sign technician. We can continue paying him out of that line, it that is what you guys want.

Mike said are you going to continue to pay him the same?

Mike Haffner said we are going to pay him the same.

Mike said is he the only one that does sign work?

Mike Haffner said yes, throughout the winter months if he needs an extra hand making signs or some of the large signs that take two, we just float him an alternate. On this sign technician it does list a little bit of different type of equipment that he operates, therefore if there is an injury or something, he is qualified to run this type of equipment.

Mike said I don't have a problem with it.

Tom made a motion to approve the position of sign technician as presented today. Gary seconded. All aye votes. Motion carried.

Mike Haffner said the next item is our foreman, this has been approved by Council on the pay and everything, we just need to establish a line to be able to pay that position out of.

Mike said that is for Council.

Mike Haffner said the only other thing I have is we have truck drive trainees. Right now, we don't have any, this is something we have done for the future, we can hire non CDL and maybe hire summer help and then if they turn out then we can help them become full time status. Right now, we have none, I would potentially on record like to have two positions that I could hire. That would be trainees to start and then move them into full time later. Truck drivers, right now we have three but theoretically our truck driver position, all I am using that line for is a new employee that doesn't have quite the experience coming into it, we put them in that line and after their probation time and they learn to run total patcher's and other type equipment we move them into that other line.

Paula said if there are available slots.

Mike Haffner said theoretically, I need all available slots, at least the driver operator. I have no use for somebody that can just sit behind a steering wheel and do nothing more. Theoretically I need to take that line clear out and not even having it. But it is a nice line for somebody who is on probation. Because theoretically all my employees do more than just drive a truck, they operate light equipment, total patch, they do road repair and everything else, so we really don't have a truck driver position that going to be driving a truck all the time.

Mike said the truck driver position for \$17.00 per hour should be probationary truck driver and equipment operator.

Mike Haffner said we did get permission that if an employee comes in with significant experience, we start them right out in that middle line. Most of the time that truck driver position is just a probationary starting position.

Mike said you have 8 truck drivers and part time equipment operators, you saying you need more than that?

Mike Haffner said basically we need to be at 16 total, so I guess what I am recommending, we have this sign technician, one, you have one foreman, you have one mechanic, you have the two bridge techs, I am suggesting on equipment operators, we need four, truck driver part time equipment operator really nine eventually, this truck driver position, I'm at zero because within a few months, he is going to be in that other line.

Mike said that adds up to 18, not 16.

Mike Haffner said yes, that adds up to 18, again we don't have 18 people right now. We right now have 15.

Mike said really what you are saying is that you want to move the three truck drivers into truck drivers and part time equipment operators and just pay the probationary \$1 less until their qualified.

Mike Haffner said yes.

Mike said I think that is something again for Council.

Paula said how do we track this?

Mike Haffner said track what?

Paula said you have a truck drive trainee who graduates, gets his CDL, if you put him in an equipment operator, but you want him to be paid probationary, how do we track this?

Mike Haffner said the truck driver trainee position, right now we don't have any, second of all that would require me to go to Council to ask for additional man power, if we so choose to want to hire them full time. A trainee position would never go right into an operator position.

Tom said that is all under your purview now to step them up.

Mike Haffner said yes. I can step them up or down at any given point. But our salary ordinance says you are only allowed so many in there. That is where the hang up is.

Paula said the budget is built on that.

Mike Haffner said theoretically we have been paying five full time operators but our salary ordinance is only saying two.

Paula said because you moved three of them out of operators into those other lines. Two bridge techs and one foreman.

Mike Haffner said the bridge techs were never operators, so they never should've been moved out of equipment operator into a bridge tech because they were coming out of the driver operator line.

Paula said I apologize then, I misunderstood back when entered this conversation that they were equipment operators being transferred to these higher paid lines.

Mike said it was just a communication problem when we set this up. Basically, I am just trying to get this down to what we truly have so our numbers match. I am not really asking for more man power, like our equipment operators, right now, you've got a grader operator, a mini excavator operator and then we have a grader operator. Theoretically, we used to have a road grinder operator that quit and I have never filled that position. So, if we were to promote somebody to that then theoretically that is why I am asking for four full time operators.

Tom said are you seeking to find a road grinder?

Mike Haffner said I've got one that is in training now.

Tom said that position will be filled hopefully soon.

Mike Haffner said within. Yes. Basically, you know, theoretically your truck driver part time equipment, if we wanted to go seven, that would get us to that 16 that we have today and then if we ever want to do anything with the trainees, if we ever hire or we want to go that route at a later date we can come back and go through that step. I just want to get this salary ordinance lined up to what we truly have.

Mike said right now it provides for 17 positions.

Mike Haffner said I would love to keep the 17 positions.

Mike said three truck drivers, eight truck driver part time equipment operator is 11, equipment operators 13, bridge techs 15, garage mechanic 16, foreman 17.

Mike Haffner said yes, 17. We created the sign tech that is not on that, that bumps it up to 18, but we are really budgeted for it but I don't see 18 quite at this time. If we want to set the salary ordinance that way. It wasn't that long ago, I had a military leave and a family medical leave, if we are carrying more on the salary ordinance, if I get in that situation at least I have the flexibility of hiring without having to come back and ask for additional.

Mike said what do you want from us today.

Mike Haffner said basically I want you to set the salary ordinance to....

Mike said we don't do that, that would be Council.

Paula said I believe what he is asking for, is that you approve the new position of sign tech, beyond that he wants to increase the levels of his truck driver and part time equipment and increase the number of his equipment operators.

Mike said I don't think that is something we do.

Paula said I don't know who does it.

Meeks said increase the numbers by pay, or how you want positions. It can't be both, it is either increasing the amount of pay or more positions. Which one?

Mike Haffner said on this one it's the ordinance, equipment operators, we only got listed two, I am saying I need four.

Meeks said that is County Council, you will have to make sure budget it there.



Tom said we took them out by accident. So, you just want to reinstate those two positions.

Mike said there are 17 positions on here, we have just approved another position, that is 18. Council has to approve the pay for these, they have to approve the 18 in the salary ordinance and then they also would have to approve moving those people around within the salary ordinances.

Mike Haffner said I talked to Gary Friend, my liaison on the Council side and he is saying just the opposite, he said your budget is this, we approved your budget, and at the time.

Meeks said they approve the salary ordinance, so the County Council would approve the money and the salary ordinance and the lines for each of those. It is a County Council decision, what they would want to do.

Mike Haffner said I am fine with that, he was just saying as far as he was concerned, it's the Commissioner's that establish how many of each level I have. How many bridge techs I have, how many operators, how many mechanics I have. They do the money side, it's the Commissioner's that decided how many in each classification I am allowed to have. I guess that is what I am asking now.

Meeks said the Commissioner's can approve 50 people in the highway department right now, but if you only have money for 17, it's the County Council.

Mike Haffner said I think what Mr. Friend was saying, you already got the money for these 18 people, it's up to the Commissioner's to decide where they want these 18 people. I will do anything, but if we get audited, I would hate to see the record saying we got two operators but were theoretically paying three or four operators.

Paula said we cannot do that.

Mike said you want us to move that the highway department have one sign tech, one foreman, one mechanic, two bridge techs, four equipment operators and nine truck drivers and part time equipment operators for a total of 18 people?

Mike Haffner said yes.

Tom said so moved. Gary seconded. All aye votes. Motion carried.

Mike Haffner said I understand we are not budgeted for that, so that would be Council.

Meeks said the salary ordinance has to be amended, it has to reflect what the Commissioner's just did.

Mike Haffner said I just want to share something, McEwen's cameras on the fuel, we did go ahead and pay that out of our own funds as we had talked about. The only thing we have that Tom and I, our surge protection on our electric. We are getting quotes together on what

potentially to do there and we will bring you that when we get all the quotes. Just letting you know we are working on that.

Gary said you got a quote from Carrol Electric, didn't you?

Mike Haffner said I got a quote form Carrol Electric, I have already sent that out, but we would prefer at least one to two more quotes, just for comparison and potentially if another system would be better.

Tom said I talked to Ronnie Oakerson and he did the same thing for the golf course, I will try to get him out there in the next few days to give us a quote on it.

Mike Haffner said he has already been out there.

Gary said we need to get something done on that.

Mike Haffner said I would like something installed before spring.

Gary said we need to have that before the end of February.

Mike Haffner said okay.

Tom said I was hoping we could get it done yet this year.

### **Jan Fulk-Drainage Board**

Jan handed out notice of the cancellation of the Drainage Board meeting.

Mike announced we have just been advised our Drainage Board meeting is canceled today, so if you are here for the Drainage Board meeting, there will not be a meeting.

Jan said hopefully we can do it December 2 pt\_

Mike said we will do it in two weeks.

### **Michael Fitzpatrick. Enterprise Leasing**

Michael said I am here on behalf of Enterprise Fleet Management and I am here today, after speaking with Tom and working through some of the data here from Randolph County, I will just, I sent you all a summary, fleet synopsis. The discovery phase of the results we put together and complete analysis. I just wanted to briefly summarize that. The point being Enterprise owns a couple million vehicles world wide and we feel we are the best in the world at operating fleets of vehicles, we also feel very strongly that our business model, that selling vehicles at the right time is the most effective way to lower what we refer to as total cost of ownership. Most frequently in the governments base what we find is that you may pay cash for your vehicle or fund it over five years and run it until the wheels fall off, which tends to lead to increased maintenance costs, increased fuel costs and then obviously it dramatically reduced resale. The reason that the Enterprise business model works so well in the government space is because, you

or I may go out and buy a 1/2 ton double cab or crew cab 4x4 for \$35,000.00, well Randolph County can get that same truck at an \$11,000.00 discount. So, as apposed to holding vehicles for which on average it looks to be about 12 years old, Enterprise would come in and recommend, at least taking a look at let's hold these vehicles for on average three to four years. Which is you will note the synopsis that I put together, on just the 24 light duty vehicles, we are looking at a proposed ten-year savings of \$160,000.00. We did just a preliminary examination of the Sheriffs fleet, the sheriff vehicles totals about \$487,000.00 in ten years, but to the benefit of the county obviously reducing maintenance costs by 55%, fuel cost by 25% and what we determined is 6 needs that were more immediate, quite literally putting these vehicles on a twelve month cycle, you may be doing an oil change or two and turning around and selling that vehicle for more than you actually acquired it for in the first place. The other question I typically get asked and what you will notice in this complete synopsis is do you have any other case studies which I have attached on there, some work we are doing with Purdue University and then some references and other counties that we are working with, Cass, Delaware, Elkhart, Hancock, Hendricks, Madison, Montgomery, so on. You can see those references there. Today I was hoping for a motion to enter into a partnership with Enterprise Fleet Management, to be clear there are no time commitments, there are no volume commitments obviously pending contract review and the actual deciding of the pickup trucks to order.

Mike asked if there were any questions for Michael? The counties, are these your counties or these Enterprise counties that you are representing?

Michael said on the bottom.

Mike said current government partners in Indiana and you have a list of Cass, Delaware, Hancock?

Michael said ye, those are cmTent government partners with Enterprise here in Indiana.

Mike said are a lot of those just non-emergency vehicles or are they a combination?

Michael said they are a combination, like Hancock County, the Sheriff Department has some ERV's on the road, the City of Lebanon, their entire police fleet.

Mike said I am more interested in the Counties.

Michael said Montgomery County, I believe they have some sheriffs vehicles, I can get you a couple sheriffs contact.

Mike said one of the testimonial counties here, they have \$320,000.00 of savings in ten years, I want to say they have 400 vehicles am I reading that right?

Michael said looks like 124.

Mike said I see that, which is substantially more that we have and our saving are half as much.

Michael said I think part of this due to the fact that based on the market over the last few years, specific on pickup trucks and cargo vans, we have been able to what we refer to is shmi cycle vehicles which is just because the manufacturer has the invoice cost as x and your discount is y and we are able to sell it after a year or two sometimes at a profit, which increased savings even on smaller fleets of vehicles, like the 24 non-ERV's of Randolph County.

Mike asked what variable effects that 10-year savings?

Michael said a couple things, number one over the last 5-years, you have only replaced an average of two vehicles per year which lends itself to holding for 12-years, if for some reason you were to replace three or four vehicles of these light duty in a particular year, the cost savings projection would go up, just because now you have dedicated yourself to replacing vehicles a little bit quicker. I would say the maintenance and fuel cost are certainly something that effects the analysis, but in this case both sides are very conservative using a \$1 per gallon on fuel, its obviously very low, as gas costs stait to go up, that savings becomes more impactful because we are driving newer more fuel efficient vehicles, on a light duty fleet, you got a maintenance set per mile of 7 cents, it is not uncommon for us to see 21 to 25 cents per mile on government maintenance costs on pickup trucks driven. The other thing being resale, which we are conservative across the board on this analysis. I think there is only the opportunity to outperform these savings numbers.

Mike said so, they wouldn't go down?

Michael said the only way the savings numbers would go down in this particular projection, is if for some reason we deviated from the replacement plan that we put in place here. In other words, if you didn't come fully on board with Enterprises plan for replacing vehicles every three or four years on average, not everything is going to fall under that bucket.

Mike said would we control the maintenance or does Enterprise control that?

Michael said we would be responsible for sending reminders, oil changes, tire rotations, those folks go into a local service center around here and walk in, say we got an Enterprise vehicle, our team of ASC celiified technicians at our national service department has a couple hundred of them answer the phone and make sure that it is maintenance that should be done and its maintenance that is in line with the regional parts labor prices, the drive will be the one responsible for taking vehicle to get the actual maintenance performed.

Mike said what is the average sustainable savings, what does that number represent?

Michael said all in, if were to progress, we've got a five year plan here to progress with Enterprise and rest assured we fully intend on earning each vehicle you may place with Enterprise, once you are all in, were saying on your historical averages based on how you have replaced vehicles in the past, we can actually create a new fleet plan for replacing vehicles every three four years at an average sustainable savings including the cost to pay Enterprise to provide the service of roughly 5%. Then again, I feel that number to be conservative, I am not trying

come out and make a big splashy savings number, I just wanted show you compared to how you have traditionally operated vehicles, we can change that process and do it at a cost savings.

Mike said I am looking at your fleet planning analysis page 3, history year 20, you have 24, what does this mean, we need 13, so we need to replace, we are going to lease 13 and sell 13?

Michael said yes.

Mike said when we lease 13, it is going to cost us \$79,221.00, we are going to sell 13 and gain \$21,000.00, is that what that means.

Michael said correct.

Mike said is that gaining \$21,000 over what?

Michael said across the 13 vehicles in this fiscal year. On an average those vehicles are selling for \$1600.00, the oldest 13 in the fleet.

Mike said 13 vehicles are going to gain us just \$21,000.00. What is the equity leased, \$20591.00?

Michael said there are few vehicles in this particular fleet that fall into what we consider potential what we call 12-month flips, which is just an industry term for acquiring the vehicle and 12-months later selling it for quite literally more than your paid for it on the front end. That is, our funding method is open ended equity lease, which allows the county to take advantage of the equity when we go to resale the vehicle.

Mike said so that is our gain as well?

Michael said correct.

Mike said then our maintenance cost is \$20?

Michael said \$28,800.00 yes.

Mike said that is the average for fiscal year 2020. \$2196, fuel cost is \$30 roughly and our fleet budget is \$86,880.00.

Michael said yes.

Mike said where does that number come from?

Michael said just totaling up the acquisition of 13 new vehicles, selling the oldest 13, some of the equity on the back end of replacing a couple of those vehicles after 12-months, \$8000, \$9000.00 reduction of maintenance, \$4000.00 reduction in fuel, that is just the line items in 2020 totaled up.

Mike said in 2020 this plan is going to?

Michael said come in \$37,000.00 under budget.

Mike said I don't see how that is calculated Michael, I don't see that, is that based upon the \$124,197 above it?

Michael said yes.

Mike said where does that number come from?

Michael said just taking a look at the 24 vehicles, your average purchase history of the vehicles you are purchasing, that is how we back into that purchase budget on average of \$62,000.00, the average age of your fleet, which is 12 ½ years old and the miles that you are driving at around 7 cents a mile which again, I think is light. It could be really light and then fuel cost based on operating 24 vehicles traveling 16900 miles per year, averaging 12 miles per gallon at \$1.00 per gallon.

Mike said these cover the highway, the building commissioner, the surveyor, the courthouse and the EMA.

Michael said yes. I did a separate analysis for the Sheriffs vehicles as well but we can get into that later.

Mike said does anybody have any questions for Michael? It's a big change, as much as I look at it its hard for me to grasp how it works to save us money. That is what I struggle with. For me to say yes, I am basically trusting you and your numbers.

Michael said understood.

Mike said have you talked to highway, building commissioner, courthouse and EMA? It is ultimately our decision.

Tom said they pretty much talked with myself, Mike Haffner and Gary Friend. Of course, Michael has just been at this job for about a week now.

Michael said yes, my counterpart took another position, I have been with the company for ten years though. A lot of these clients on this list are my clients and if I could connect you with a couple of them, I would be happy to. I realize it is certainly a change in process, the one thing I will say is just that number one, I don't come out here and put financial analysis in front people to underperform those number because I want to come back a year from now, like I said there is no time commitment, no volume commitment, we fully intend on earning each of these vehicles you may place with Enterprise, we will come out three times per year and work hard to say here is what we saved, here is our next opportunity to save money and how would you like to move forward. At anytime you can decide, I don't think this will happen, but at anytime you can

decide that I am finished with Enterprise, we don't want to take advantage of your services anymore. Your only financial obligation to Enterprise is those vehicles that you may acquire through us.

Mike said you are saying the 13 vehicles that we would sell, only have a value of \$21,000.00?

Michael said yes, those are going to be your 13 oldest.

Mike said that is what we would be leasing. I am only showing six on the sell list.

Michael said these six were the one that it sounds like were the immediate needs of highway, building commissioner, surveyor, courthouse and EMA.

Tom said these are the best assets we have, the highest value trade in.

Mike said a 1998 GMC truck?

Tom said that was the two highway trucks.

Mike said page 4 only has six and we are talking about selling 13.

Michael said the financial model above is what Enterprise recommends from a proper fleet management perspective and then my job is to take whatever Enterprise recommends for proper fleet management and make it what Randolph County feels most comfortable doing in the immediate future.

Mike said so this could change?

Michael said yes. My job is to marry those two things up.

Mike said this is an analysis based upon hypothetical. There may not be 13 we sell.

Michael said you don't have to, there are 13 that could absolutely be sold, what we have paired down was the immediate need.

Mike said what I don't understand is I perceive those 13 would have a greater value than \$21,000.00. That is what I am not quite seeing in this. There are six of them on here, I see those could, you have a 1999 and 1998, you also have a 2019, a 2016, 2014 and 2009.

Michael said I can send you details on those 13 vehicles.

Mike said am I making sense there.

Michael said yes, you are. I think there is probably 13, \$500 or \$1000.00 pickups on there which is why it is only showing \$21,000.00 on the back end. If they are 12-years old with 100,000 miles, I would not be surprised at the number.

Mike said there is the 13, 1-ton, ¾ ton, is that what is on page, that is right above the analysis.

Michael said the top of page 3.

Mike said the mini van passenger, is that the airports?

Michael said I don't know off the top of my head.

Mike said what do you think about this Mike (Haffner)?

Mike Haffner said I just want to basically add information in, the original talk was the easy 5, 6 trucks. When you go back into the highway, kind of like the Sheriff's Department, we've got some specialty trucks. Our 1-ton dump bed, you switch a chassis out every three years, I've still got a major expense transferring that bed back and forth to a new chassis. I've got a mechanic truck, that's a specialty. We've got a lot of special vehicles theoretically when we purchase, it is more efficient to bum them things out and let the age take care of itself. We also have some vehicles that the administration drives, that would be more likely the vehicles that we want and theoretically, we just approve a truck, a ½ ton we just committed to so we would need to skip a cycle. Theoretically on the highway side, I am only seeing one vehicle that potentially doing this. My trash trucks they are going to get abused, if we put a dent or a rip seat, what is that going to do when we want to trade that off. Are you going to discount that the same, you can't estimate the damage, we have to repair the damage before we can trade it back, we are getting these vehicles for a cheap enough price, that is Mr. Friend and I were talking about, a lot of these vehicles for the highway we just need to purchase on our own. I think when you go into some of the courthouse vehicles and the administration type vehicles, these are vehicles that are going to stay a lot nicer and potentially might be on the radar.

Tom said what did you end up getting on that truck you traded two years old.

Mike Haffner said theoretically I traded for \$390 some and some change. I think we can trade our own, I've got the dealer over there that is saying the same thing, they have a market for these things and I'm concerned about the annual, monthly service charge on service fees and all that. I think right now a lease is good for certain type vehicles but I think we would want to take all these five vehicles to a dealer and say what would you give to at least have a comparison. My other fear is we just went through an economical hit at the highway and we are not out of it yet. Potentially if I take another major hit, I have the option of just simply saying we just can't afford to trade it or we just can't afford to buy one. A lease if we get a downward trend, I am still obligated, I still got to have vehicles. Another thing is we have extra lighting, caution and warning lighting on all these vehicles, we also have radios in them, if we do a lease I would at least like to factor in the cost lighting and radios. If we are going to be trading these things out every year, I've got expense in trading out radios and lighting and all that. It all has to be factored into the scenario. I am saying it is a potentially good thing but there are a lot of missing numbers that we don't have.



Mike said even with that you probably wouldn't want all your trucks to be leased, is what I am hearing as well.

Mike Haffner said yes. That is just information.

Michael said I think to your point too, this is one of those things that I can sit here and tell you it is a good idea until I am blue in the face, but ultimately it is about can we find a launching point to say lets this thing a shot. Again, to your point Mike, there are a few vehicles that I think work really well for this. Maybe it is an ongoing conversation, there is a lot of moving parts here. I don't want to sit here and tell you that a \$12,000.00 after market service body and you are going to want to check it out every year too because there is just no way it is going to work.

Mike Haffner said where I was at when we were talking, we really need to sit down with true facts, this vehicle needs to be geared up for this, take a look at maybe five vehicles and get a true set of numbers and we will have our set of numbers and the Commissioners can decide what the best deal is. Potentially we need to take advantage of trading vehicles or leasing vehicles instead of just blatantly letting them go to nothing because then you take a big hit. We just proved that a month ago, taking a vehicle that was worth substantial and it is almost a no brainer, you can't afford not to do that. I don't know if that deal is going to be the same throughout or what. That are the questions I have.

Michael said a couple of things I forgot to mention too, that I just wanted to bring up briefly. Randolph County is currently a Sourcefelt partner, which Enterprise went out to bid with six other fleet management companies Sourcefelt nationwide.

Mike said with what?

Michael said Sourcefelt formally NJPA, it is basically a government cooperative. Which allows Randolph County to partner with Enterprise on that RFP contract. Enterprise won because of pricing, terms and condition, products and services, etc. So, that is available already. The other thing that Mike brought up is just that the dealerships are already telling you to do this too, which means there is more money to be made or saved for the county. The biggest difference being that many of these dealerships are our partners as well and their business is important to us. We don't get into competition with pricing on dealers because we are completely separate, we want to make sure we got those lines created, our you interested in fleet management or are you interested in continuing to do it on your own through a dealership. I just wanted to make sure that was clear too.

Mike said it sounds like based upon what Mike said if we would move forward we would move forward with a lot less vehicles than 24 and I really don't know what that number is.

Michael said it would be five or six based on, I had two down for highway and it sounds like Mike had one in mind. If it's one highway, one building commission, one surveyor, one courthouse, one EMA that is a combination of five and we are totally willing to accommodate with that number too.

Mike said I imagine EMA has radio's in it as well.

Michael said on the radio equipment, like with highway vehicles and EMA, is that equipment that can be switched over to a new vehicle.

Mike Haffner said it can be switched over. If we can do it ourselves okay, but we have tracker equipment on some of these and we have always had our vendor come in and we pay for that service to have a truck converted over. It is no a huge expense, but it is an expense.

Michael said do you have a ball park number on that?

Mike Haffner said roughly about \$130.00, its under \$150.00.

Mike said if we did one highway, one EMA, one courthouse, one building commissioner, one surveyor, that would be 5 vehicles. What you are saying then is that you would do the fleet analysis based on those 5 vehicles.

Michael said honestly the savings projection over the next 10-years is not going to change a whole lot. It just how fast that you exchange vehicles, as long a you do that over five years that 10-year savings number is going to stay about the same.

Mike said providing 5 vehicles as opposed to 24?

Michael said as long as you are stair stepping into 24 vehicles with Enterprise over 5 years. Regardless of whether you do 13 in year one or 5. You could just go 5, 5, 5, 5 and 4 in the fifth year. That ten-year savings is going to be about the same, it is just a matter of how quickly.

Mike said if we went to 24, but he is indicating that he is not going to change any of those vehicles.

Michael said yes, and that is okay, I don't fully expect you to say I'm ready to go on this today, but as long as you are willing to take a look at the numbers and what we pulled together as far tracking and data, the savings will be there, it is just a matter of how quickly you and I corroborate on data.

Mike said the savings for this might be there but you have to add in the additional cost of retrofitting the vehicles that are going to eat into that savings.

Michael said I have budgeted some of the outfitting costs in here. It probably makes sense to nail down what that exact number is. As an example, like on the one-ton chassis, I think we do an \$8,000.00 in aftennarket equipment.

Mike Haffner said I have a quote on hand right now, for \$16,000.00.

Michael said that is a big one, what is that for?

Mike Haffner said it is our ton. That would be to replace that, if I am just taking one chassis and switching it over yes, that would be a little lighter, it would still be in that \$3,000 or \$4,000.00. If you are doing that on a five-year lease compared to a year lease, you could spread that out over 5-years but to do that every year, I don't think we could do that.

Mike said then you have the unknown of the condition of the vehicle when you are ready to move it. Not that you abuse them, but doing it wrongly would reduce the value of it.

Michael said just to be clear again, there are no over amount charges, no wear and tear charges, it's just let's pay for the portion of the vehicle that they are actually going to be using. We usually put a four, five or six-thousand-dollar buffer in there. Even if you are going 10,000 miles over and a bumper is missing, rule of thumb is 10,000 miles is about \$1,000.00 and it would be \$1,000.00 for body damage.

Mike Haffner said what is your mileage that you figure on these five trucks?

Michael said on average 17,000 miles a year. You got so many that looks like they are doing 25,000 some that are doing 10,000.

Mike Haffner said the highway is going to be 25000.

Mike said the Highway is going to be the bulk of them in the non-emergency and I'm not hearing that we are going to go to 24 over a ten-year period.

Michael said that is okay, I am not sitting here asking for you to say let's go to 24 today. What I am asking you to say is this concept of short cycling vehicles buying at the right price, selling at the right time and minimizing maintenance and fuel cost, does that make sense.

Mike said it does for five vehicles.

Michael said if that is the only number that we ever get to, it will be shame on me because I probably didn't do a good enough job on making sure I presented you with the proper data and facts.

Mike said we are discussing and talking about things that are out of your control and really our additional expenses to a department that are really going to be unknown and I think Mike is saying that he would rather own those vehicles than lease them. Even if the projected savings is \$16000.00 a year because he is going to spend that much or more once he gets a new vehicle in. I don't know how to get around that.

Michael said if there are vehicles that don't make sense to do, like a garbage truck, you are going to hold on to a garbage truck forever no matter what. For this \$16,000.00 service body you're probably going to hang on to that thing for 8 or 10 years until it is done. That is fine and we understand that. Some of these vehicles will not fit into this particular model of holding vehicles more time or a better time, the bulk of them should.

Mike asked what do you think Tom?

Tom said the concept is good, I guess I just wanted him to talk to you guys so you could digest the plan. You can talk to some of these people if you want to.

Mike said I can see where it would work well for the administrative highway trucks, the building commissioner, the supervisor, the courthouse and potentially the EMA but that is still only five vehicles. I suppose we could talk to other highway departments and find out how they deal with it. But I don't see that it is going to be a great benefit to us or Enterprise just to do five vehicles. What do you think Gary?

Gary said I agree with that. Based upon what Mike is saying and what we have left, we are really talking about 5, 6 maybe 7 at the very most.

Michael said I've got about 16 vehicles that are not one-ton regular cab on the non ERV fleet. So that would include, there is a compact car, three mini vans, no large SUV's, six half tons, double cab and crew cab and five 3/4 tons which again pending after market would all be prime candidates for what it is I'm talking about there and that is without touching the Sheriff's fleet either which I would recommend connecting the Sheriff in Hancock County.

Mike asked have you talked to our Sheriff?

of the video arraignment, they are installing it today, I am going to leave here in a few minutes and see what they need. Beyond that, that is all I have unless you guys have questions for me.

Meeks said have they scanned you yet?

Art said they are not allowed to scan anybody until the certification is done.

Mike said we should go ahead and pay for it?

Art said yes and I am going to get with Laura or Angela to figure out on the video arraignment for the courts, I think the county is going to have to pay for it up front before we get reimbursement from the Criminal Justice Grant. I think we have to pay that up front and then they will reimburse us.

Gary said your other system is coming in January?

Art said yes, as of right now the last communication, the first week in January, I will go to Indianapolis and test the system with a couple of people, the second week they will start the installation of the new door control systems. Hopefully by February 1 we will be good to go.

**Regular Claims \$618,367.45**

Gary made a motion to approve the regular claims as presented. Tom seconded. All aye votes. Motion carried.

**Payroll Claims \$213,782.58**

Gary made a motion to approve as presented. Tom seconded. All aye votes. Motion carried.

**Randolph County Promise Claim \$25,000.00**

Mike said the next item is the Randolph County Promise claim in the amount of \$25,000.00 to support the Randolph County 529 College program.

Gary made a motion to approve this claim as presented. Tom seconded. All aye votes. Motion carried.

**Security Automation System Claim \$33,620.00**

Mike said this claim is for the doors at the jail which are going to be done at the beginning of the year in the amount of \$33,620.00.

Tom made a motion to approve this claim. Gary seconded. All aye votes. Motion carried.

**Tek84 Claim \$149,000.00 (Body Security Scan System)**

Mike said this claim is for the scanner that we just heard a report on and it is in the amount of \$149,000.00, it is a Covid related expense.

Gary made a motion to approve this claim. Tom seconded. All aye votes. Motion carried.

**RCED Claim \$24,833.37**

Gary made a motion to approve this claim as presented. Mike seconded. All aye votes. Motion carried.

Mike said I see our Executive Director Ceann Bales is here. You have not presented us with a budget yet but I do know that the board has approved the budget with the smaller request from Economic Development for your office and activities and you have reduced that to a total of \$250,000.00, roughly \$28,000.00 of which is for Tourism and \$222,000.00 is for Economic Development. That will begin with your January draw so that claim will be reduced by that percentage.

Ceann said for a 15% reduction.

Mike said my question is do we need to modify our EDIT plan?

Meeks said I got it modified, Parker City passed their EDIT plan last Thursday, so we need an EDIT meeting anyway.

Mike said we probably should approve our EDIT plan at our next meeting and then set an EDIT meeting after that.

Laura said you will just need to approve Parker's before January 6<sup>th</sup> to keep Parker from not getting their January draw.

Mike said we might as well set it now. We meet the 2P<sup>1</sup>. The best date for the EDIT board in December would be the 23<sup>rd</sup> but I am not going to be available on the 23<sup>rd</sup>. Do you want to the 30<sup>th</sup> at 6:00 pm?

Tom said that is fine with me.

Gary said that is fine.

**Kleinpeter Claim \$3,750.00**

Mike said the next claim is the Kleinpeter claim in the amount of \$3,750.00 and this is the administration fees for the phase II.

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

**RCED OCRA Claim \$100,000.00**

**RCED OCRA Claim \$ 90,000.00**

Mike said the next two claims are OCRA claims for the Randolph County Economic Development, the first one in the amount of \$100,000.00 which is batch 1 and then \$90,000.00 for batch II.

Gary made a motion to approve both claims. Tom seconded. All aye votes. Motion carried.

**Pyramid Claim \$29,466.26**

Mike said the next claim is a Pyramid claim in the amount of \$29,466.26 and is for fees of \$12,000.00, expenses of \$126.26, survey for the southern site \$7,480.00 and soil borings \$9,860.00 of expenses for a total of \$29,466.26 and this is for the communications project.

Tom made a motion to approve this claim. Gary seconded. All aye votes. Motion carried.

**MPX Solutions \$156,215.00**

Mike said this claim has to do with the towers being built.

Gary said what is that for?

Laura said it is the company that is building the towers.

Mike said it is material and labor, I know they've started the Deerfield tower, anchor bolts, tower materials.

Laura said we got this last minute, that is why it didn't get sent out.

Gary asked what was the total on it?

Mike said \$156,215.00. For the north site, central site and south site.

Gary said they haven't done anything on the central site yet.

Mike said no, but they have \$5,000.00 in there, so they have evidently done something.

Gary said they haven't done any excavating there yet. I will move approval.

Tom seconded. All aye votes. Motion carried.

**Country view Family Farm Easement**

Meeks said we just need an approval to enter into an easement, they haven't looked at those yet, so I haven't got any comments back from Country View, we would like to close it next week. If the Commissioner's could approve one of the three of you to sign the documents for the closing and enter into an easement agreement with Country View that would be great.

Mike said who wants to be that designated representative?

Gary made a motion to allow Mike Wickersham to sign the closing documents and enter into an easement agreement with Country View Farms as the attorney recommended. Tom seconded. All aye votes. Motion carried.

Gary asked what is the easement Meeks?

Meeks said the easement is for the road, we would share the expense of the easement to go back to the tower.

Gary said we are just going to be doing a road from the edge of their grass back to our tower.

Meeks said we still have to get back to the drive.

Gary said we are not going to be on that road once build it more than twice a month maybe.

Meeks said we would not be paying for it all, it would be a shared expense. I can't imagine us having more than the grass to get back there, if we were exclusively using it we would have to pay for it.

### **Telephone System**

Bonnie said from our last meeting you were going to discuss with some of the department heads.

Mike said I was going to discuss it with Fred. I talked to Fred, regarding why we would need more cabling and he satisfied me that we do. He is concerned about our band width and he says even if we used our existing network, we would still have to buy all the switches to do that and that would be an expense. With two services on one system it becomes a who's at fault here. I think Fred's concerns about sharing our network are valid and frankly I understand that the other player pulled out and did not want to quote if they couldn't share our network. So, right now we have one quote and that is Taylored Systems. I have not got into the weeds on 911 being New Lisbon or Frontier or how all that works.

John Green from New Lisbon said I can address that if you'd like. The 911 is handled by Indigital and is separate from the telephone system, so it is not part of the bid. I do know that Indigital has contracted with New Lisbon to provide a 100-meg connection and that should be hooked up this week that is all paid through the state and is completely outside of Randolph County, I also know that they have already contacted Comcast, to provide a secondary connection and I believe that has already been hooked up. All that is handled completely separate from the telephone system for Randolph County.

Mike said the latest quote, I am going to call it installation charges is \$111,758.07. Then we will have a monthly fee of \$3082.02 and that does not include phones.

Bonnie said it does include phones. It is in the summary part on there.

Mike said \$23,920.00 is the phones and \$22,832.00 for the Sheriff. So, there is \$56,000.00 in actual phones, is that what I am looking at here?

Bonnie said yes, for phones and installation.

Mike said do all the departments on the front page have this Toshiba phone.



Bonnie said no, just the courthouse and the Sheriff. Probation and Community Collections, they have an older system than even the Toshiba and I know that out at the old hospital, they have multiple systems out there. They have two or three different types of systems out there. Then I don't remember what EMS has for a phone system or the 4-H grounds.

Mike said -what -would be the disadvantage of eliminating the 4-1-1?

Anita said to have them on the system with the county. it is one phone system and they can transfer calls to the 4-1-1 department, to the highway department.

Laura said we do that now. To the 4-H, we transfer calls.

Anita said to individual extensions?

Laura said they only have one. Highway is on their own system, they are not on ours but we still transfer calls out there.

Bonnie said the highway is not part of this.

Anita said the phones at the other locations are probably 20-years old, the Toshiba is 12-years old. You are risking having to replace them when they break, in an emergency situation rather than doing a preventive.

Laura said we called and got numbers from everybody when they first did this.

Bonnie said one of the things, when we did that number count, it was two years ago, I think when we first started this.

Mike said the nonrecurring charges without the phones, there are three buildings is about 15% of the project cost.

Anita said that monthly cost will replace your current monthly.

Mike said I meant the non-recurring. The installation costs, the cabling is about \$17,000.00 for those three buildings and the total for that is \$111,000.

Bonnie said you also have the data equipment for each one of those buildings. So, there would be other additional one-time charges that would be eliminated. If we did not **pull** new cable in those, we would need new data switches in there if they were going to keep their existing system.

Mike said eventually we will have to decide on a phone system because these are going to start dropping.

Bonnie said the bigger thing would be the support on this system. Next year, when March comes around we will be going into the 4<sup>th</sup> year of Toshiba announcing they were going to get out of the market, even though Mitel purchased them, we are coming up on probably six months where we don't have manufacturers support at all. That is the bigger thing, we are relying on the knowledge of our technicians which is a good thing because they have been with our company for a long time, a lot of them that installed the existing system here and at the Sheriffs department are still within our company. It is not the phones and it is not the cards, it is the processor on the phone system and the voice mail itself that have the bigger issue. If something would happen to those, if your phone system would go down, how long would it take us to get it up, its not like we have the exact same parts, we may have the exact same parts in our warehouse but because we don't have the manufacturer's support, you could be down a whole day before we get something back up and running, trying to find the correct parts.

Mike said we were down a day and a half earlier this month. Frontier was. You experienced that John. We have Frontier here, but the courthouse was down as well. We survive those down times, there is nothing you can do other than dial out on your cell phones.

John said one good thing is having Frontier down, did not affect 911 because that is separate. It should not have had any effect on them.

Bonnie asked did it affect every location or just here?

John said it affected the whole county. It affected multiple counties.

Mike said what do you guys want to do about this phone system?

Gary said we have talked about it for a long time, we know we've got to do something. It is just a matter of deciding what.

Tom said where is this money coming from?

Mike said Chris Shaneyfelt talked it can come from Cares money.

Laura said we have already claimed all of our Cares money, so it is money that we have.

Mike said Chris said because of the opportunity to work remotely with your cell phone makes it Cares money qualified. To answer your question, I don't know where we would designate it to come from.

Gary said what kind of a time frame are you looking at?

Bonnie said it is just a matter of knowing when you are ready to move forward and coordinating. We are probably looking at, because we have cabling and everything, to be done, we are probably looking at four to six weeks for implementation.

Gary made a motion to go ahead and do this and work on the financing, we have a couple of option, I think we got to move forward and get this done. Tom seconded. **All** aye votes. Motion carried.

Mike said it might be advisable for you to go to Council tomorrow, because they need to approve the payment of it.

Mike said one question did we decide to do all buildings or just do the Courthouse and the jail, that would reduce the non-recurring costs around \$20,000.00.

Bonnie said it could with the break out of the cabling.

Mike said take out the cabling, the equipment and the phones. I was talking about the extension office, EMS, and old hospital. I wasn't talking about Community Corrections, Probation, or the Sheriff. We can use existing cable here.

Bonnie said correct.

Tom said I don't know about the fair grounds but I am assuming that the others are in just as bad of shape as we are.

Laura said I received a couple of calls from different people, but I didn't write it down, I don't remember what offices those were wanting to know if we were going to get a new phone system.

Mike said they are not on the same system we are on though.

Laura said no, but they knew we were quoting because they went around to ever building.

Tom said 4-H is kind of a separate animal and really, they don't really interact with you guys very much.

Laura said I didn't write it down and I don't remember who they were because it was early on, wanting to know if we were getting new phones.

Mike said then we should leave it the way it is then, everybody.

Tom said I would say everybody but 4-H. I don't know what kind of shape their phone system is in out there.

Gary said you going to do everything but the 4-H then. They are talking about completely redoing that building. If they do that what cabling we do, they will probably tear it out. I think from my perspective, since they are not in any real trouble right now, I think we should bypass that.

Mike said leave 4-H out then.

Bonnie said okay.

Mike said is that okay with your second. Everybody in favor of the amended motion. All aye votes. Motion carried.

#### **New Policies (Temp Remote Work, Pandemic Closing, Extended Sick leave)**

Mike said new policies, temporary remote work, pandemic closing, extended sick leave. When I reviewed these, the first sentence, when employees are required and I guess I was taking the position that we were developing these policies in the event the employees could work from home for their benefit. Not something we would require them to do, they could work from home so they would avoid having to take a vacation day, spend comp time or spend one of their own sick days in the event they were sick again and did not have emergency days off. As soon as I read that it tainted the whole document to me and I didn't care for it, I think Meeks indicated that he didn't care for it. Laura and Paula indicated that they didn't care for it.

Tom said can it be reworded?

Meeks said I don't know how you reword it.

Mike said I don't think we do.

Meeks said the problem is, and I talked to Paula and I don't want to put words in Paula's mouth. We can't have anyone from the jail work from home, they are watching inmates, how can you have a police officer work from home. Take the Sheriff's department out of that, maybe one person from the highway can work from home, then you come here to the courthouse and I don't think. We counted maybe one or two at the courthouse that could realistically work from home. So now we have a policy for three people. When I am reading through here, this is just setting us

up for ghost employment for two or three people and then they are going to come back and say you allowed it. That is where I have trouble with it. The county business is not conducive to working from home and that is the issue.

Mike asked if there was any more discussion?

Laura said I do have a question, just for clarity, I was not at the last meeting but my understanding was that the Commissioner's allowed for 40 hours of extended sick leave, is that policy in affect or no?

Meeks said I thought we just talked about the temporary remote work from home. There are two other ones, which is the health pandemic emergency closing policy and the extended emergency paid leave policy.

Laura said those are all the policies you sent me but before we got these, you talked about allowing an additional 40 hours beginning December 1<sup>st</sup>.

Mike said for quarantine, that would be under the same, it wouldn't be additional sick leave, it would be additional emergency quarantine.

Meeks said it would be the extended emergency paid sick leave policy.

Laura said an additional 40 hours. Did you approve that? I just want clarification.

Mike said we did at our last meeting.

Gary said we did.

Meeks said what I would do then today is approve this extended emergency paid sick leave policy with the 40 hours, with the language that I sent everybody.

Laura said that one says 80, so we need to change it.

Meeks said change that to 40 affective December 1st, but there was no end date on it.

Mike said it should be December 31<sup>st</sup> because that is when the emergency paid sick leave ends.

Tom said will we extend that if the governor extends.

Meeks said by the 29<sup>th</sup> we will know. You have a meeting on the 29<sup>th</sup>.

Meeks said I will rewrite this then, putting in the 40 hours and use the federal language.

Mike said yes.

Meeks said if you guys would approve that today. I can send that to Laura and she could get that out.

Mike said so moved. Tom said second. All aye votes. Motion carried.

### **Treasurer's Monthly Report**

Tom made a motion to approve the treasurer's report. Gary seconded. All aye votes. Motion carried.

### **Resolution 2020-20 (Surplus Property)**

Mike said we have the Health Department Resolution 2020-20 a resolution to declare certain personal property of Randolph County, Indiana as unneeded and to be considered surplus property for disposal and this is a Whirlpool freezer, Serial Number #EH150FXKQOO.

#### RESOLUTION 2020-20

#### A RESOLUTION TO DECLARE CERTAIN PERSONAL PROPERTY OF RANDOLPH COUNTY, INDIANA, AS UNNEEDED, AND TO BE CONSIDERED SURPLUS PROPERTY FOR DISPOSAL

WHEREAS, the Randolph County Board of Commissioners ("Board") is empowered to declare unneeded property to be surplus property; and

WHEREAS, the Board may authorize the disposal of surplus property pursuant to IC 5-22-22 *et seq.*;

NOW THEREFORE, be it resolved by the Board that:

1. Pursuant to IC 5-22-22-8, the items listed on Exhibit "A", attached hereto, shall be considered to be surplus and worthless property ("Property") for purposes of disposal.
2. The value of the property is less than the estimated costs of the sale and transportation of the property.
3. The Property may be sold at public or private sale, and the Board shall allow the Health Department of Randolph County to sell or otherwise dispose of the Property.
4. Proceeds from the sale of the items set forth in Exhibit "A", shall be placed in the fund from which the item was purchased. If no fund can be identified for a particular item, the proceeds shall be placed in the General Fund.
5. If the Property fails to sell at public or private sale it may be demolished or scrapped, or, if hazardous, be disposed of for recycling.

6. The Property may be removed from the Randolph County Indiana fixed asset inventory.

Whirlpool freezer  
Serial Number #EH150FXXKQOO

Meeks said apparently, they are getting a new freezer that can hold the vaccine and this freezer can't.

Tom said how are they disposing of it.

Meeks said sell it, I told them to get an appraised value if they were going to sell it.

Gary made a motion to approve Resolution 2020-20. Tom seconded. All aye votes. Motion carried.

### **Infirmary Barn Lease**

Mike said Meeks and I and Dan Allen met and I think at least from my standpoint a neutral understanding of the 20-year lease, with the notice of termination and with a means of paying him in the event that he has made improvements out there. Meeks is going to write that up, it works for us if it works for him. We are going to get that done, sometime this month.

Meeks said I told him I hope to get him something this week so we can get it signed at the next meeting.

Mike said we do have a way to terminate, but we would make him whole if we do, which is only fair.

### **RC EMS Letter - signature**

Mike said Randolph County EMS letter, I think I have already signed that and sent that back.

### **New Coroner's bond**

Tom made a motion to approve the Coroners' bond. Gary seconded. All aye votes. Motion carried.

### **North Central Quad Med**

Laura said I got an email from Jim at Bose McKinney, they have a meeting tomorrow and wanted to know if we had talked and if we were interested.

Mike said is that the clinic across the street?

Laura said yes.

Mike said I think we determined that it was going to be pretty expensive. What I would like to see happen is, if they develop the cooperative among counties and then we would use the clinic. I think we would be money well ahead.

Laura said should I tell him not at this time?

Mike said tell him not at this time and you might just ask him how the county coop trust is going. See if they have moved anywhere on that.

**Additional Appropriations:**

1138 Cum Cap Dev	
Computer Program	\$23,000.00
Highway Garage	\$49,962.47
Highway Garage	\$12,500.00

Tom made a motion to approve these additional appropriations. Gary seconded. All aye votes. Motion carried.

1168 Health Maintenance	
Vital Records	\$20,000.00

Gary made a motion to approve the Health Maintenance additional appropriation. Tom seconded. All aye votes. Motion carried.

Mike said Angela thank you for bringing the Health Maintenance to our attention, I appreciate that.

Tom said did I understand that they hired a new Health administrator?

Angela said yes. A registrar.

Mike said who would that be?

Angela said ShelTi Thompson.

**Meeks Cockerill**

Meeks said these are agreements that we need the Commissioner's to sign, you have already approved them, so I hope somebody can notarize them. Then you have that perpetual highway easement agreement for the bridge project. Hopefully again we need it notarized. That is, it. Angela is here she can notarize them.

**Tom Chalfant**

**Hand holds for fiber conduit**

Tom said the windfarm easement that we are signing, we are close to having a lot of them done but part the agreement that states that we will install the handholds by the end of the year. Originally it was talked about \$15,000.00, there are 25. Scott Fisher is installing the ones for EDPR and I had him look at ours and there is only maybe 20 and there might be some that we might not get easements for but if we got everybody except the one at the end of the line. Last week the fiber auction, there is a possibility that the fiber conduit might be worthless, but New



Lisbon got the bid and so we are going to have some value, they are going to utilize it. I was holding off until we knew that for sure, but now it looks like there is some value for us to invest in and I talked to Scott Fisher and he said those hand holds cost \$460.00 apiece. He said he could install them for \$21,000.00. We might not need to do two, three or four depending on people that don't sign the easements. I am asking permission to have money to authorize him to install those by the end of the year as necessary, the ones that we've got easements for.

Gary said that was a good idea to wait until after the auction.

Tom said it will have value to us and New Lisbon to do this.

Mike said how do you want to pay for it?

Tom made a motion to pay \$21,000.00 out of wind fann for the handholds for the conduit. Gary seconded. All aye votes. Motion carried.

### **IT replacement when Fred Retires**

Tom asked what are we doing about Fred's retirement, if Fred retires what is going to happen to all of our IT, I think we need to be thinking about his retirement and him training somebody because our IT is important.

Mike said it is pretty important. Unless we want to go a different way and hire a firm to be our IT people.

Tom said that would probably be more expensive, I don't know if we can find a replacement. We need a plan.

Mike said how do you propose we do that Tom?

Tom said let's form a committee.

Gary said we should talk to Fred and let him make some suggestions.

Mike said I will talk to Fred.

### **Gary Girton**

#### **North Tower**

Gary said the north tower they have done the excavating and they poured the concrete. The south tower I think they poured the concrete, but I'm not sure of that. They haven't done anything on the center tower yet. I talked to Cobalt Civil on Friday or Thursday. The broadband towers are on a hold, we are not doing anything until we find out, we were waiting until this bidding process is completed and found out that he marked the southwest corner and there is a section over on the southeast part that was up for bids. Now that, that's done we are going to continue to move forward on where and how we are going to put those towers up.

### **Nuisance complaint - Lick Skillet**

The only other thing I have, I give this to Laura to pass it on, this is the paperwork that was done on the Lick Skillet issue, my recommendation is that we move forward, send a letter to the owner and make sure that's cleaned up because that is a mess. These are pictures and documentation that we got.

Mike said Randy had no recommendation?

Gary said I don't know.

Mike said this note says per Randy, Randy has looked at the property twice and has no recommendation on this complaint.

Gary said really, I didn't read that.

Mike said doesn't it start with him to issue a nuisance?

Meeks said yes. He must not think it's a problem.

Gary said it's a mess.

Tom said I think there is a problem.

Mike said somebody should move that we think it's a problem and that Randy should follow the procedure that the County has for a nuisance, then we need to tell him to do that and if he doesn't want to do that then he needs to explain why he doesn't want to do it.

Gary made a motion that this is a problem and Randy should follow the procedure that the County has in place for a nuisance. Tom seconded. All aye votes. Motion carried.

### **Comp time**

Gary said the only other thing I have is the comp time has made a huge jump. We got it down to where it was somewhat respectable and now its back up to where it was a year ago.

Mike said it is pretty high.

Tom said we still have things that are not under control. I don't come to town very often but I was here one day and I drove past Community Corrections and I saw an employee standing outside on her cell phone the same day she had comp time. I don't think people are taking it seriously.

Mike said I don't know how else to do it other than the way we have limited. Unless we limit it either further.

### **Mike Wickersham**

**AIC Dues**

Mike said AIC dues are due, the Association on Indiana Counties, which we have been a member of for about 4-years I believe. Are membership dues of \$2,968.35 and I am not sure where we pay for those from.

Laura said I think there is a line in the Commissioner's budget that it comes from.

Gary made a motion to approve the payment of the Association of Indiana Counties dues. Tom seconded. All aye votes. Motion carried.

### **Abandonment of Honey creek Railroad**

Mike said we have been advised by the Department of Natural Resources that they are having an abandon Honey creek Railroad 5.81 acres down around Losantville, west of Losantville, that they are disposing of.

Tom said the Railroad?

Mike said the right of way.

Meeks said they are selling it.

Mike said it is providing us early notification and they are willing to sell us, we have the first right of refusal for the market value.

Tom said does it say what market value is?

Mike said 5.77 acres.

Tom said next to the trail I assume.

Mike said no, it follows 36 past 35 down to almost the county line, I would guess. Not that far.

Tom said that little strip there.

Mike said do you want to talk to Losantville, to see if they are interested in it or not?

Tom said I will talk to them.

Mike said we have until December 30<sup>th</sup>.

### **Core Facilities Maintenance Program**

Mike said the Core facilities, are you interested in talking to them?

Tom said I don't think so.

Mike said Art is supposed to talk to them and Jake is going to talk to them as well. I thought it would sta1i there. It's a facilities maintenance program.

**Eastern Indiana Regional Planning Commission**

Mike said we have an opportunity with Eastern Indiana Regional Planning Commission to participate in a regional in-depth housing analysis. Wayne County has an 80-acre sub-division that they are putting together with Richmond and Wayne County and the developer has told them that before they are willing to commit to come in and develop this that they need to have a more in-depth housing study. So, they have hired a firm to come in and do this housing study and it is going to cost around \$20,000.00 for Wayne County but they have also indicated it wouldn't cost much more to do other counties in the region. They have reached out to other counties in the region have responded that they are interested and if we are interested they would be looking at a contribution, if all six were to be involved, the total cost would be around \$33,000.00, it would be four to six thousand dollars per county depending on the number of counties should it get its own individual report.

Tom said they will do Wayne County for \$20,000.00 and they will do the other six for \$13,000.00?

Mike said all six including Wayne County, the other five for \$13,000.00. I'm not sure why we wouldn't just be doing this by population, if Wayne County has 60% they would pay 60%, Rush would pay 30% and do it that way, even if we wanted to participate in it. I told Jeff and Ken Paust that we don't really have any developer's looking at us outside of the county, we have private developer that have come in but that's it. We really don't at this point need the housing study. My concern would be, if you did a housing study this year, how long would it last. For me if I am faced with the same situation in five years I would probably pay for the housing study.

Tom said three to four thousand dollars, what does that entail and what do you get, does it qualify you for federal grants.

Mike said I would guess, the more information you have the better it is, they sent me a copy of it. We can table this until next week and I can forward this stuff to you and you can take a look at it and see if it is of value.

**Citizen Comments**

None

**Adjournment**

Tom made a motion to adjourn. Gary seconded. All aye votes. Motion carried.

Reviewed and signed this    day of   4   t:-h , 2021.

RANDOLPH COUNTY COMMISSIONERS

1/4/2014  
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ATTEST:            **-L**

           Laura J Martin, Auditor 01 Randolph County