

# Randolph County Council

May 8, 2024

The Randolph County Council met for its regular meeting at 8:30 AM in the Commissioners and Council Room of the Courthouse with the following members present: Council President David Lenkensdofer, Tom Chalfant, Tom Kerns, Todd Holaday, Missy Williams and Beverly Fields. Also present was County Auditor Laura J Martin.

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Council President David Lenkensdofer presided.

Pledge of Allegiance

## Commissioner's update

None

## Beth Kreig – Drug Free Randolph County grant request

Beth Kreig said I'm here again this year asking to apply for a grant of \$3,000.00 from Drug Free Randolph County. I will not receive this much but this grant is used to help offset the cost of drug testing our clients.

Tom Chalfant made the motion to approve. Todd seconded. All aye votes. Motion carried.

## Sherri Thompson and Wendy McDavid – Grant request

David said Sherri, you're next. Come on up.

Sherri Thompson said I'm here about a grant. There's no money that exchanges hands or anything like that. It's just to get kits. So, we would get up to a hundred kits.

David said any questions for Sherri on this? If not, I'd entertain a motion.

Tom Kerns made motion to approve. Bev seconded the motion. All aye votes. Motion carried.

Sherri Thompson said thank you.

Missy said Sherri, how's, can I ask, how's the after-hours going?

Sherri Thompson said we had had a lot. It's kind of hit or miss, you know, certain days. But we're open every Tuesday until 6:00 and then the 2<sup>nd</sup> and 4<sup>th</sup> Thursday. It's kind of a slow period right now anyway. I think when school starts it will get a little busier.

Missy said thank you.

**Debra Johnting – Full Time Assistant salary request**

David said Debra, you're up next. Okay, she's asking for a full time assistant. We've talked about this in the past. The request is for \$35,126. That's \$19.30 an hour. Anybody have any questions on this?

Laura said the commissioners approved the position and the job description yesterday, so, we're just looking at salary today.

Missy said does this compare to other offices like in the courthouse and other places?

Debra Johnting said I took this from the deputy position, as near as I could find.

Laura said Debra got with me and we kind of looked at a deputy position and tried to put it right in that range.

Missy said any prospects?

Debra Johnting said a couple of people have said they're interested, so I hope so.

Laura said we haven't advertised it yet, because we wanted to get all this paperwork part done first.

Debra Johnting said it's one I think, we may be looking for someone else in another position.

Missy said this one is a full time one, right?

Debra Johnting said it is. To back me up and be there all the time and learn what they need to learn. Honestly, I'd like to find someone who is interested in taking over at a point in time. To invest all this time in someone and learn all that's here, plus all the other things.

Tom Chalfant said it's a succession plan, basically.

Debra Johnting said I'd like to.

ORDINANCE NO. 2024-09

AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2023-23  
AMENDING RANDOLPH COUNTY'S AREA PLANNING

WHEREAS: There has been a correction to Ordinance No. 2023-23 with regard to the Randolph County's Area Planning office salary ordinance and it is necessary to amend the 2024 Salary Ordinance and to change the following pay in the Salary Ordinance effective beginning paid date of May 17, 2024, pay as follows:

**AREA PLANNING (1001-0032)**

FULL TIME SECRETARY (35 Hrs. per Week)  
\$1351.00 BI-WEEKLY

IT IS THEREFORE ORDAINED BY THE COUNTY COUNCIL OF RANDOLPH COUNTY INDIANA THAT:

SECTION 1. Ordinance No. 2023-23, 2024 Salary Ordinance pertaining to Randolph County's AREA PLANNING OFFICE shall be amended to read as follows:

**AREA PLANNING (1001-0032)**  
FULL TIME SECRETARY (35 Hrs. per Week)  
\$1351.00 BI-WEEKLY

Bev said I move that the council pass ordinance 2024-09 after the first reading.

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

Bev said I move that the rules be suspended and have the 2<sup>nd</sup> and 3<sup>rd</sup> reading by title only and adopted the same day.

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

Bev said I move that the council adopt ordinance 2024-09.

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

David said ordinance number 2024-09 is now adopted.

Tom Kerns said I believe we were going to leave money in the part time as is.

Debra Johnting said the person that wants part time is probably the same one that's going to step up and say oh yeah, I can work full time too. We've had folks, four part-times saying well I'm leaving as soon as I find a full-time job, and the other way around, if this is full time, they can't do it. Their schedules don't work with that. Hopefully we'll hire someone that doesn't leave after they see what the job is.

Missy said you've been busy over there with building permits and everything else.

Debra Johnting and the flood plain administrators is at least 2 seminars a month, and their requirements are getting more and more of a demand rather than a request for information and record keeping. I'm not sure where that's going.

Tom Chalfant said is that a federal, a federal mandate, the flood plains?

Debra Johnting said the state's SCA242 I think says that. Tomorrow I will have completed that course. I have one more 2-hour class. And they say that's going to be sufficient for what they need right now. FEMA seminars are ongoing, once a month. And DNRs have one too, every month.

Tom Chalfant said are they required?

Debra Johnting said DNRs are, these three have been required. It's kind of like in our ordinance we have higher standards. It's kind of like they want to see us participating in these. And we don't really want an audit right now.

Tom Chalfant said this seems like there's a lot of encroachments from agencies that don't really have direct statutory ability to do those things.

Debra Johnting said and then the 10 years I've been out there, it's been creeping in and they seem to be getting stronger. And with this bill that they passed that you have to take these classes and be a flood plain administrator. What was the suggestion a year ago, now is something that we must do. And it seems to be getting stronger.

Tom Chalfant said some of the legislatures need to step in and clarify this.

Debra Johnting said I mean this could eventually get big enough to have a you know, part-time person that this is all they do.

Tom Chalfant said I think we have a lot of personnel to be cornered by state government.

Tom Kerns said the variance exemption we did for building on the lots from the storm, will that go to a new owner if they sell the lot or is that just?

Debra Johnting said uh huh.

Tom Kerns said it does go to the new owner if they sell the lot?

Debra Johnting said yes, I had one, I had a call today and they are voluntarily going to move back there actually, in a, they're very close to the highway, so they have a good builder and the builder is suggesting that they move it back. But other folks, it's working out working out pretty well.

David said it's just going to take time.

Debra Johnting said yep, one situation at a time. But so far, so good. We're happy.

David said anything else for Debra while we've got her here? Alright. Thanks for coming in. The ordinance is now approved.

Debra Johnting said thank you. I appreciate it.

**George Caster – Review of Tornado effects on budget**

David said okay, George, you're up next.

George Caster said I'm here at the request to give, I guess, an update to the individuals of the council of what has happened, and what hopefully, projection will be, and when to start looking for the monies that we lost.

David said just for clarification, this is for the tornado, right, George?

George Caster said yes sir. It has nothing to do with anything other than the disaster.

David said the tornado.

George Caster said yes. Now I have sent out, right after my findings got finished and we submitted with FEMA and all those guys. I submitted and I sent it to you what the county loss was, and I also broke it out to Winchester County East and County West, because there was different damage and different loss. So, just a reminder, the overall loss in assessed value to structures, land was never affected, was \$15,676,600. That was upon additional review and we are finding though, however, what we saw the day we were there, people are now walking in and saying well I tore that down. Well, I'm sorry, on this date it was not tore down. People in the Gaslight District have torn houses down that were not, to us to be torn down. And so, the adjustment may even come higher. But for right now, it's 15 million. 367 total parcels were inspected. 312 of those were in the town of Winchester and mostly in the southern portion. They included the condos down there in the Industrial Park. But mostly, it was all the Gaslight area. We had, damage assessment was based off of using the FEMA's numbers and their language, but we equated that to the state's assessment conditions. You had affected, minor, major and destroyed. So, each one of those comes with an adjustment to the property. Affected just basically means yeah, you were affected, you maybe lost a window or some shingles came off or whatever. There was not a lot of deduction on those properties. Minor, well that's probably, now you're into some insurance money where windows, roofs came off maybe, sheds, garages, something like that was a bit more damage. Major, they're one step short of being gone. I mean it was, it's unlivable, but it's still there. Then you have destroyed, which is because it's not there, or it's just not, it's a hazard to even be in the building. So, of those, it broke down to, we'll go with Winchester, itself, at a 130 properties with major damage, 29 were totally destroyed. And you had 98 with minor, and you had 55 that were affected. You go to the east side of the county, there was 149 major, 43 destroyed, correction, I'm too far over, back up. 12 destroyed, 17 major, 11 affected. Ended up we have a total of 149 properties that are at a major destruction factor. 43 of them are totally destroyed, gone. 72 were affected and 108, 103 had minor. Now how does this affect your tax dollars? Well, due to the IC codes that the state put out, normally, a property is assessed as of January 1<sup>st</sup>. Well we all know, in January 1<sup>st</sup>, 2024, all those buildings were fine. They were there. But because a disaster happens, then we have to go in, do a reassessment of those properties. And that assessment carries over as affected January 1<sup>st</sup>. So, their tax bill next year is not going to be near as much. So, our income is not going to be as much as what I show you have a total of approximately 223 thousand dollars, plus

or minus, in tax dollar loss. Now that may not seem like much in the overall scheme of things, but that is loss. There were some properties that one guy just bought his house, and then a month later it's gone. So, there were some of those issues. We have some properties that did not show a decrease because they build new buildings. They were not affected. So, that went up while this part went down, so, there's some offset. So, what do we look for the beginning? Well, the soonest you're going to see any increase is going to be 26, because they'll be assessed in 25. There were certain buildings that have already been completely redone, ready to go. There were hog operations that on one day, they lost some hogs, lost roof, they lost a building, and by Monday, the roofs were finished, the hogs were back in there, back in operation. So, to them, they don't see a loss. Well, because of the timing, there is a loss for a year. That tax figure has already come in. When they got their notice, my property went down in value. So, where is it? Well, it's not there. Yeah but, I should have something. God bless you, but you don't because this. I'd look for 26 to be your first beginning of seeing the resurgence. Which, you need to also take into consideration is that most of these properties that were destroyed were maxed out in depreciation. If, and when they rebuild, there will be no depreciation. So, if you've got an \$80,000.00 home that was destroyed, it's not going to become probably 300, \$290,000.00 home. So, you're going to see that big jump. What we did for the taxpayers that's also part of the deal is we thought okay, what else can we do for them. The area that was, the neighborhood, you consider Gaslight district, had a proposed market increase of 20% because of the sales of properties. Unfortunately, some of those properties don't exist anymore. For the taxpayers' benefit, we did not apply that market adjustment to that neighborhood this year. However, going forward, all of those adjustments will be reapplied. The area behind Walmart, most of their damage was minor to major. Some were more than others. They had a 10% increase in their property value before we started deducting stuff off, because most of the neighborhood that that affected was not affected for their market increase. So, I would say within 26, you'll start seeing the influx back in, but don't count on anything until 27 where you'll see probably double or triple the loss, you'll get back threefold. That's projection. But today, that could all change. Somebody decides not to rebuild, that land turns into farm land, well, there's that loss. I know two properties right now that are not going to be rebuilt. And they'll basically, just get sucked up into farmland. They just don't want to or, they don't have the insurance to do it, or whatever. Others have already started to rebuild. We know Goodwill, they plan on being open in August. The building right behind the strip mall, they haven't even touched that thing yet. They haven't even, they don't know what they're going to do with it. So, other people have said, well we'll rebuild or maybe I'll go buy somewhere else. So, we may have the area over there in the Gaslight district that doesn't have a house rebuilt on it. Or, something earlier talked about, selling. Somebody buys that land and they build a house on it. Well then, okay, that's fine. But you'll see those changes then. But you're looking at a minimum of 2 years, 3, before you start seeing a recoupment of what is coming back. That's my projection. I don't have a crystal ball. I can't tell you exactly when it's going to happen. I'm just talking with taxpayers, what are their plans, what are they not planning to do. That's what I'm learning from this.

David said so, George, really around two full years then?

George Caster said yes. I would say two years before you even think about having a surplus of anything. To me, you're going to have a loss for at least 2 years.

Tom Chalfant said how did, how do these properties get taken off the tax roll?

George Caster said well there's no taking off tax roll because their land was never affected. So, they'll be on there.

Tom Chalfant said probably improvements to take off the tax rolls.

George Caster said if when we assess them, if they are destroyed, we remove them. And then once they start rebuilding, we start putting them back on.

Tom Chalfant said well March 14<sup>th</sup>; when they blew away, did people come to you March 15<sup>th</sup> and said hey, I don't have this improvement anymore, take it off?

George Caster said no, they did not do that. We stood on the ground, and we walked all 367 parcels that were hit and affected. We started at the Delaware County line and went to the state line. And we just followed the path of the tornado. And if you looked on our GIS map, you'll see, every little tornado, every property that was affected, that we looked at. We walked it, we touched it, we asked questions while there. And, it's obvious, when you can see it gone, it's gone. I've not had anybody buy one person come in and tell me that they've tore it down since we were there. Once they tell us, we have to send somebody out to verify that. We just can't take their word for it. So, we go out, we review it, yep, it's gone, and then we take it off. Normal operation is, if it's gone today, they're still paying taxes on it in 25. They will not pay taxes on it in 26 because it's gone. But it's as of January 1<sup>st</sup> when this happened. Disasters are, they throw a little wrench in that. Now, if we'd have had a major flood, and these properties were affected by flood, due to the statute, you wouldn't be getting any taxes on these properties next year. They'd all be gone. And matter of fact, this year, all their taxes would have been erased.

Tom Chalfant said so, flooding is retroactive?

George Caster said yes. I have spoken with our legislators about this. And they've already went up to their chairman of their committees, and they're going to re-look at that, because to me, it's, you're giving the benefit of one, well what if an earthquake opens up? What happens there?

Bev said a disaster is a disaster.

George Caster said a disaster is a disaster. They said it was because well, somebody lost something in a flood, so they got a bill passed. So, they're either going to make it, it's all affective the following year or it's all affective the current year, one of the two.

Tom Chalfant said we can hope.

George Caster said we can hope. I don't know. I've spoken, I have asked, and we'll see what happens. Do any of you have any other questions?

Bev said but for now, it's backed up to January 1<sup>st</sup> of this year?

George Caster said correct.

Bev said yeah, okay.

George Caster said whatever, its affected January 1<sup>st</sup>, so the notices that went out, and you all got them, those individuals have their notices shows a big change. And they do the taxes, this is a new assessment that the tax will be based on for next year, so, as of January 1<sup>st</sup> of this year.

Bev said thank you.

George Caster said no other questions?

David said has anybody heard if Randolph County nursing home is going to be rebuilt or not?

George Caster said there has been, in my discussion with people who either are part of their organization or, I've not spoken with anybody that actually worked there, but people who have applied for exemptions and all that, have stated initially, they were not going to rebuild. Well now, apparently, other people have, are bringing up discussion whether they want to redo it or not, is it worth fixing it to make it livable for people to come back in. They're having that discussion among themselves. They've not really said yes or no.

David said I do know that's a not-for-profit.

George Caster said yes. And we did have quite a few of those non, that we don't pay any taxes, that they're you know, they're exempt for whatever reason, whatever, received a lot of damage. That's why your tax dollar loss is so low of the number of properties that didn't pay taxes to begin with that were damaged. So, if they had paid, that loss would have been higher.

David said any other questions for George?

Todd said so, the value of those not-for-profit, churches and so on, properties were included in the 15.6 million that you said was the assessed value?

George Caster said correct. But the dollar loss was reduced because there is no dollar for them. And then didn't want to make any assumptions that you'd want to know this, that, I really didn't know what you wanted. I just figured I'd just answer questions.

David said sounds good.

Bev said thank you. And now it was a little catchy when I asked you to come present something you know, but you did perfect. Thank you.

David said yeah. Thanks George.

George Caster said anything I can do for you, you know where I'm at.



**Eric Levenhagen, Dave Mrowzinski- UG Winchester Biogas LLC abatement, Resolution 2024-06**

David said okay, Eric or Dave, come on up.

Dave Mrowzinski said good morning everyone.

David said I guess we're here to hear about your project officially. I know you were here at the last meeting.

Dave Mrowzinski said that's right, yeah. I'm Dave. Yeah, I'll introduce myself here. So, I'm Dave Mrowzinski, as you guys may remember. I was here about a month ago. We presented our biogas project that we are looking to build at the Union Go Dairy. I have more handouts that I can hand out again. But if you guys remember, what I passed out last session, I'll just do another really quick re-cap of the project. Basically, we're investing roughly, seven million dollars into the land. It is a land leased arrangement that we have with the dairy. So, we take possession of the manure out of the cow, push it through a process and then return it back to the dairy. As a reminder too, our process, we are processing all the manure on site, versus other methodologies that might truck the manure to a centralized digester, so we have smaller digesters in our business model that they are placed on sight that then create the biogas. It's cleaned and trucked to a centralized injection site. Those trucks run roughly every three to five days, depending on how the digester is doing and its production, and then that tank is just returned to the dairy the next day. So, definitely really excited about this project. You know, we have three under construction right now, two of which are in other counties within Indiana. One is about a month away from operation, so we're really excited about that. It'll be our company's first one that comes on line. This particular project, if you look at our construction build out schedule, it's the fifth one that's in line, so, we're really hoping to start it at some point this summer if we can finish lining up all the things we need to line up to get going. And then the construction process if anywhere from six to nine months, depending on the type of contractors that we're able to source in the area.

Todd said what type of contractors would you be sourcing?

Dave Mrowzinski said sure, yeah. With the abatement itself, we are hiring one-person, full time to help manage the process, and then we rely on mechanical and electrical contractors. We don't have anybody identified yet for this particular project, but certainly, regionally, it makes sense for us to hire local folks, as we've done in our other counties further north from here. You know, there's a pretty large electrical scope, a lot of wiring and meters and sensors, and then also as you might imagine, a pretty large mechanical scope. So, a lot of plumbing and piping. And then lastly, the digesters that we make are made out of concrete, so, a decent sized structural scope as well typically, to get these done, so.

Missy said the seven million includes the building itself?

Dave Mrowzinski said yeah, there are very, there's a couple, I'll call them sheds instead of buildings, really, the digester itself, which is a large million gallon holding tank is probably our

biggest item. And that is included in this particular case as, I'm hoping I'm using the right terms, but as personal property, even though it's kind of a structure because it's uninhabitable, intended for a particular purpose, it's our understanding that that's taxed as personal property. So, that is included in that seven million. That's right.

Tom Chalfant said have you been to the digester in Monticello, Indiana, a hog farm?

Dave Mrowzinski said I have not been to that one, no.

Tom Chalfant said I wondered if it's about the same size or not.

Dave Mrowzinski said so, our digesters, without knowing that project, I'm suspecting it's probably a little bit smaller. So, our farms, you know, typically, are in the 15 hundred to 2 thousand cow range, which is on the smaller side of other projects that have been done. You know, you guys may be familiar with the Fair Oaks Dairy. That's a pretty large dairy and much, much larger than the scale of operations that we're talking about.

Missy said there's been one employee already employed at Go Dairy, and will just transfer employment and work for you guys or it will be a new person?

Dave Mrowzinski said it will be a new person, yeah, yet to be identified.

David said any other questions for David? Today, we're just taking information. We'll have a public hearing.

Meeks said we need it set for public hearing next week. You need a preliminary resolution today and then set it for public hearing. Then you do the final resolution at your next meeting after the public hearing.

David said this calls for a 10-year deduction period. And I was questioning if we should do a 5-year.

Meeks said you can do the resolution, then you just do whatever you want at the final resolution.

David said you mean for the public hearing?

Meeks said yeah, after the public hearing. If you wanted a 5-year, if you let me know, I'll make sure that's in the final resolution.

Tom Chalfant said now would a 5-year, would that just be half abatement or would it just speed the abatement up in 5 years?

Meeks said you go 100%, 80, 60, 40, 20, 0.

Tom Chalfant said and for 10-year you do?

Meeks said 100, 90, 80, 70.

Tom Chalfant said that would be double basically, then, 10 year would be twice what a 5 year would.

Meeks said oh yeah.

David said so, I didn't know what your thinking was on that.

Tom Chalfant said but we don't have to decide that today?

Meeks said we're going to need to put it in that resolution. So, I'll need to know what you guys, which way you're leaning, so. I mean, I guess we can have two resolutions ready, one with the 10, one with the 5. The 10 year is the traditional one that you used to always do, and then the state legislature changed that 10 or 15 years ago. Now you can do almost anything, like you know, the Windfarm, you do a 100 for 10 years. I think when Ardagh came they did the traditional, 10 years, but the event center, you did the 5 year one. You can do 3 years. I mean, you know, do anything you want.

Tom Kerns said since this is considered personal property, if it's depreciated after 10 years, is there nothing left?

Meeks said there's a 30% floor on anything. I want to say 30, it could be 35, but I believe there's a 30% floor. You cannot depreciate it more than 30% of it's original value. So, if it's a thousand-dollar piece of equipment, it's always going to be assessed at 300 bucks, 20 years from now.

Bev said I like the idea of a 5-year abatement on this.

Missy said me too.

Tom Chalfant said I need to have a little more information on this. I always like to save the county money, but I want to make sure we're being fair to them.

Tom Kerns said we want to make sure the project goes through. It's important. I tend towards the 5-year too, but we also want that to be a deterrent.

Dave Mrowzinski said so a couple, maybe notes on that, so we have gotten other abatements at other counties, and so far, most have been 10, and one has been 5. So, it does seem like a mixed bag. Obviously, we do appreciate either. So, I want to stress that. One of the struggles we have had as a company, especially because we are targeting these smaller dairies trying to make it work, is our cost overruns have been significant on these projects unfortunately, and the premium that we're paying for labor, you know, skilled labor has been in a bit of short supply. And so, it's definitely caused some pain on the projects you know. We don't look at this whether we get a 5 or 10 year or 0 as necessarily project killers, but certainly, we're checking boxes right now, trying to make this project work and move forward. A 10-year abatement

would be very helpful in helping solidify us to move forward. And then you know, I think as Meeks mentioned, we'll pay tax, it'll just be phased in a little bit slower over time.

Tom Chalfant said can you share with us the county that did the 5-year abatement?

Dave Mrowzinski said yeah, it was oh, it was in Kimmel, Indiana.

Tom said Steuben County?

Dave Mrowzinski said it might have been. So, this was in, I think is that Nobel County?

Missy said Todd would you mind speaking to the environmental side of this if you don't mind?

Todd said part of the project that I appreciated was just for the people who live in the areas that receive the fertilizer drained off the lagoon, because sometimes for weeks you still have the odor from the spreading of that manure. And when you were here last month, you explained it like 80 or 90% of the odor is removed as a byproduct of removing the methane. And plus, you know, I'm not a huge environmentalist from a believer in a lot of those things that are out there, but it does reduce the methane that is released to the atmosphere, and that is used.

Dave Mrowzinski said it's used, exactly.

Todd said so, it's a use of a bi-product that has no value to, right now it has value, but the value is just being.

Dave Mrowzinski said wasted yeah, right.

Todd said and it's nauseous you know. It's not horrible but it's not pleasant for people who live in the area. So, you have, I don't see anything bad from this. I'm trying to find the bad in it. You know, the amount of traffic on our roads is not very high. You're talking about one truck every.

Dave Mrowzinski said two days.

Todd said two times a week. My one concern is that the, in order for this to make financial sense, you have to have the carbon credit system in place, and will that change? What's the risk there, do you think of that changing from government?

Dave Mrowzinski said so the program that we're participating in is part of the renewable field standards program. You know, really like, I don't know the exact numbers, but 99% of the usage of that program is ethanol from corn. So, we're a very small subset of it. We don't think that the credit is going to be going anywhere. If you look legislatively, that program has been around for 10, 15 years, and we think that's going to continue.

Todd said so, that's survived some regime changes.

Dave Mrowzinski said several yeah, it actually passed, I think under republican administration program.

Tom Chalfant said there were some changes from when Trump passed the ethanol portion, it was \$50.00 a ton for CO2 and Biden raised that to, well Congress raised that to \$85.00 a ton. So, it went up. So, it could be a little reduction, but it shouldn't ever go away.

Dave Mrowzinski said that's right. Well sir, we believe that price is going to probably have volatility over time, but the program itself, the structure, that justifies what we're doing. We think we'll be around.

Todd said and you're the one taking the risk. So, I assume you wouldn't take that risk. So, yeah, I like the whole project. I'm just going to do whatever we've done you know, historically, so that we're not setting new precedent or something. If it's 5 or 10, I think that should more depend on what our current way of thinking as that is what we should do the next time too, so we're consistent.

David said yeah, and you know, we've done 5, we've done 10 that's why I brought it up.

Missy said it would help me to see both proposals and exactly what taxes they would pay on 7 million, 4 or 5-year abatement going down. And then, what are they going to be paying, what are we going to be getting, because obviously, landowners benefit from them paying taxes.

Todd asked what is the personal property rate?

Bev said I don't know right off hand.

Todd said it's got to be somewhere below 5%, right.

Missy said I think they, I think they mentioned that in this meeting, I think it's 4.3 percent. But that, I'm looking it up.

Tom Chalfant said and Union Go Dairy I believe, is the largest taxpayer in Union Township.

Todd said then when you offset that too, that there's going to be some income to that property which then will pass us through corporate income tax to the county. It's hard to really know how it all spends out.

Tom Kerns said it's a, I agree with Todd, it's a win, win. It can be a quality-of-life issue for those that live around the dairy, and improvement, plus, I mean, we're adding to the tax base one way or the other.

Missy said I agree.

Bev said yeah, I agree.

Todd said so, we've done the one 5-year historically and 10.

Laura said I think most of ours are 10.

David said I would say that would be correct.

Missy said so, what they told us last week, or the one I went to, just look it up, it's 50 cents for 100 assessed value.

Tom Kerns said that's a half percent.

Meeks said it's Union Township so it might be a little bit different but that's going to be your average.

Missy said yeah.

David said okay. What's your wishes? I think we've got to make a decision today on which was we want to go so we can have that hearing next week.

Tom Chalfant said you said we can write up an ordinance we can write up an ordinance for either?

Meeks said yeah, you can just decide whichever one you want to go. We'll have two resolutions at the meeting. That's why you have the public hearing, decide what you want to do.

Missy said we see that before the public hearing, correct, so we can ask questions?

Meeks said yeah. I think the final is already, I have it. I think I sent it to Laura. Do we have the confirmatory resolution? I don't know. We'll make sure it's out. I'll send it to Laura and she can send it to everybody.

David said any other questions? So, I'd entertain a motion. Somebody want to make a motion to approve.

RESOLUTION NO. 2024-06 DECLARATORY RESOLUTION OF THE  
COUNTY COUNCIL OF RANDOLPH COUNTY, INDIANA  
DESIGNATING AN ECONOMIC REVITALIZATION AREA

WHEREAS Ind. Code§ 6-1.1-12.1 allows an abatement of property taxes attributable to the redevelopment or rehabilitation of real property and the installation of real estate improvements, new manufacturing equipment, new logistical distribution equipment, new research and development equipment, and new information technology equipment in economic revitalization areas;

WHEREAS Ind. Code§ 6-1.1-12.1-2 empowers the County Council of Randolph County, Indiana ("County Council") to designate economic revitalization areas;

WHEREAS, the County Council has reviewed and informed itself about the status of the real estate located at 3518 S 300 W, Winchester, IN, and specifically described in Exhibit A attached hereto and made a part hereof (the "Real Estate");

WHEREAS the Real Estate is located within the jurisdiction of the County Council for purposes set forth in Ind. Code § 6-1.1-12.1-2;

WHEREAS, the County Council has determined that the Real Estate has become undesirable for, or impossible of, normal development and occupancy, and otherwise meets the definition of an economic revitalization area as that term is defined at Ind. Code § 6-1.1-12.1-1;

WHEREAS the development and improvement of the Real Estate would benefit and would promote the welfare of all citizens and taxpayers of Randolph County;

WHEREAS the declaration and designation of the Real Estate as an economic revitalization area and the allowance of deductions from the assessed value of real estate improvements, new manufacturing equipment, new logistical distribution equipment, new research and development equipment and new information technology equipment, and the redevelopment or rehabilitation of real property installed, constructed, or improved thereon, will encourage the development of the Real Estate and improvement/expansion of the Real Estate improvements;

WHEREAS Ind. Code § 6-1.1-12.1-3 and Ind. Code § 6-1.1-12.1-4.5 require that a taxpayer file statements of benefits with the County Council in order to obtain property tax abatement on the redevelopment or rehabilitation of real property or the installation of new manufacturing equipment, new logistical distribution equipment, new research and development equipment and new information technology equipment in an economic revitalization area;

WHEREAS UG Winchester Biogas, LLC (the "Company") has filed with the County Council on March 22, 2024, a statement of benefits describing a certain new project (a copy of said statements of benefits is attached hereto), such project being within the Real Estate (sometimes hereinafter referred to as the "Statement of Benefits");

WHEREAS, the County Council has reviewed and considered the Company's Statements of Benefits;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL THAT:

1. The Real Estate should be and is hereby found, declared and designated to be an "economic revitalization area" as that term is defined in Ind. Code§ 6-1.1-12.1-1.
2. Deductions from the assessed value of new equipment installed in the economic revitalization area established by this Resolution shall be allowed over a ten (10) year deduction period.
3. The Statement of Benefits submitted by the Company on March 22, 2024, and attached hereto should be and are hereby approved.
4. For the statement of benefits submitted by the Company on March 22, 2024, for the installation of new manufacturing equipment the County Council makes the following findings of fact pursuant to Ind. Code § 6-1.1-12.1-4.5(c):
  - a. The estimate of the cost of the new equipment is reasonable for equipment of that type;
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment;
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new equipment;
  - d. Other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new equipment; and
  - e. The totality of benefits is sufficient to justify the deduction.

BE IT ALSO RESOLVED by the County Council, that there shall be published notice of the adoption and substance of this Resolution in accordance with Ind. Code§ 5-3-1, which notice shall name a date for the public hearing on the designation of the Real Estate as an economic revitalization area and the approval of the Statements of Benefits and that at the conclusion of said public hearing the County Council may take final action on said matters.

BE IT FINALLY RESOLVED by the County Council, that if any part, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause or portion of this Resolution.  
Adopted this 8th day of May, 2024, by the County Council of Randolph County, Indiana

Tom Chalfant made a motion to approve we'll say 10, subject to change at the final hearing.

David said okay. I have a motion on the floor for 10-year with the final approval at our public hearing meeting.

Todd seconded the motion.

David said it's been moved and seconded we approve the 10-year abatement for resolution number 2024-06. It's a declaratory resolution of the county council of Randolph County, Indiana, and is an economic revitalization area. All in favor?

All aye votes. Motion carried.

Dave Mrowzinski said and so the public hearing, will that be scheduled then, prior to the next meeting?

Meeks said it will be at 9:00 o'clock right before the regular meeting.

Dave Mrowzinski said I'll definitely be here. Alright, thank you so much. I appreciate it.

#### **Jimmy Martin – lighting of monument**

David said okay, Jim.

Jimmy Martin said good morning everybody. I'm here on behalf of Winchester Main Street. And the commissioners asked me to come and give an update on this year's monument lighting. It will take place Saturday, November 9<sup>th</sup> at 6:30. But then more importantly, is the monument, itself and the lighting ring, we had manufactured it last year. Falcon Industries actually donated their time and materials to do that and donated it to Main Street and the committee. I didn't take concentric measurements of the monument but the soldier is actually  $\frac{3}{4}$  of an inch off center of the actual monument itself. And so, when we fabricated the rings, Mr. Lenkensdofer saw that it was very close to touching, if not touching one of the sides. And so, at that time, we got some fire hose and wrapped that around the chain at the very top of it. But this year, we went back to Falcon Industries and they're actually extending the rings an inch and a half which will be more than compensating of the shallowness. And we also did it all the way around so that way in times go by, that it won't matter. It's all going to be away from the monument, itself.

David said yeah, my major concern was that chain rubbing against that stone. I seen it so much at the park in Union City where we had problems with the wind and I'm sure there's a lot of wind that goes down 32.

Jimmy Martin said yes, yes. And we definitely wanted to take every precaution necessary to preserve the monument.

David said okay, any questions for Jim while he's here? Good luck on November 9<sup>th</sup> at 6:30 then.

Jimmy Martin said thank you very much.



David said I'm going to bring Art up next, but I would like to take Aaron after Art because we've got 4 or 5 other items here Aaron. So, we'll bring Art up then you're next.

**Other Business:**

**Art Moystner, Randolph County Sheriff**

Art Moystner said morning. I don't have a lot for you this morning. I wanted to give you some updates as far as the jail goes. I know the commissioners, Monday, approved Argo to move forward and start getting more in-depth studies within the jail to figure out exactly what we're going to be doing, what it's going to cost to get that building back up to speed and last us for hopefully, a long time. So, I know that's in the works. I wanted to share with you that one of the, one of our cruisers from the tornado was totaled out. They initially were going to try to fix it. They just kept finding other things and other things, and they went ahead, the insurance company totaled it out. What I would share with you is they're going to give us a check for that vehicle of about \$36,000. In pricing the new vehicles, they're closer to 50. So, you're looking at a little bit of a deficient that at some point, I'll come back and ask for an additional to go into wherever we're going to purchase that out of. Right now, I'm having difficulty even finding a police vehicle to replace it with. They haven't made those. I'm going to reach out to a couple other vendors that do police vehicles and see if they have anything that someone hasn't picked up that I might be able to get my hands on. Otherwise, we're going to use, we've always kept one or two in the basement as a backup for just such an occasion. So, we're in good shape for that. The other update I would give you is Cobalt Civil was in this past couple of weeks. They put in the last cleanout for the septic system. That completes that project that we've been working on for the last year and a half, two years, whatever it's been. So, the kitchen pipes and septic pipes with regard to the cell blocks have all been updated and the cleanouts updated. So, we're making progress as we go. We still have some openings in the jail that we can't fill. And I have an officer leaving. His last day is May 17<sup>th</sup> with us. So, we have the merit board meeting on the 20<sup>th</sup> to try to set our second merit list of the year. And we received two qualified applicants for that that are moving forward. We'll see how that, takes place the night at May 20<sup>th</sup>. I would also share with you that any of you that are interested in going to the city council meeting on the 20<sup>th</sup>, I believe there are some emergency services personnel, including 3 of our own that are going to be recognized at that meeting in Winchester for the outstanding job they did on the fire that was at the trailer at the west side of town on Washington Street. We were going to do that in March, but unfortunately, the tornado changed those plans, so, they rescheduled that.

Bev said date and time again?

Art Moystner said May 20<sup>th</sup> and I believe the council meets at 1800 or 6:00 p.m. Six o'clock. So, anybody that would like to attend, I think they're going to do that at the start of the council. Other than that, I would take any questions you have. I don't think I have anything else for you today.

David said the other car that was damaged by the tornado, did you get that repaired okay or can it, still can it be, or?

Art Moystner said they are repairing it currently. I would also share with you that we had another one recently that was, they were out on a traffic stop and a vehicle hit the rear end of their vehicle. The officers are fine. They were inside the car. The damage could have been a whole lot worse or we could have had an officer outside the vehicle and possible injuries with that. So, but that happened, I believe, last week maybe.

David said yeah, I think it was.

Art Moystner said everything's kind of blurry this year. Lot of stuff going on.

David said you're getting right up there with Drew Wright, all of his cars that we replaced those years.

Art Moystner said well it's, between the Lynn incident and the tornado and, that's why we have insurance I suppose.

Missy said if you got hit by somebody else, did they have, was the other vehicle insured?

Art Moystner said all of that would be turned in and our insurance company would figured that out. But, I assume so.

David said any other questions for the sheriff? Thanks.

Art Moystner said thank you.

### **Union City Daycare (Randolph Eastern) request**

David said okay, Aaron, why don't you come on up.

Aaron Black said good morning. So, congratulations and condolences to those who have ran successful primaries last night. Congratulate Mr. Lenkensdofer for actually retiring from public service. So, I'm here to kind of discuss the email that I sent. Unfortunately, I was unable to attend the commissioner's meeting due to a prior engagement. Just give a little bit of a timeline of events. On April 3<sup>rd</sup>, I was informed, kind of in passing in a meeting, that the YMCA daycare in Union City was going to close. The unfortunate reality is that decision was made in March and nobody was informed and our families got a letter April 5<sup>th</sup> stating that that was in fact, the case. And as of May 28<sup>th</sup>, the daycare would no longer exist in Union City. It prompted a lot of reaction from a number of folks, even some folks sitting in this room about what are we going to do, because I know that this county council and commissioners have made large contributions to that daycare facility in the past improving facilities and equipment updates. I don't know, you guys correct me, but I think you're probably in over \$200,000.00 into this place to open that. The sad reality is that I don't know what entity in town is currently equipped to maintain that daycare. I feel very passionate that daycare is a huge quality of life issue that we face in Randolph County, and that we need to address it. So, that led me to a discussion with my board on April 20<sup>th</sup> to discuss their thoughts and interests in pursuing this as a school to take on the daycare. As you may know, we are opening the brave little learners' preschool in September.

We are building a new facility to outfit that. We're not in the daycare business but somebody needs to be. So, I told our board that I would be willing to put in the work over the next month between now and our meeting that's next May to build a coalition that would be interested in keeping the daycare alive in the city. So, that property that's in the email that I've sent. I've had countless meetings trying to gain, garner support. I shared an email that the YMCA is committed to selling all equipment that was provided by the county to the school for a dollar if we take it on. I do not have an inventory list on what that is, which I have requested because I think that's an important piece of the puzzle. I've met with the city of Union City. They've agreed to cover all utility costs through December 26<sup>th</sup>. Met with the Wesley Church, who honestly is kind of taking the most risk as far as what I think they could gain from the space, but committing to a \$500.00 a month lease until December 2026. Have a meeting with FSSA today, the social security that really drives the funding for daycares in the state of Indiana. And one thing that I think everybody needs to understand is I think part of the, there're many reasons why I evaluate maybe the Y was not successful, but one of the reasons is they never elevated their level of quality to what it could have been because of their staffing issues. So, for example, they operated as a level one center so, their reimbursement from the state was \$387.00 for an infant. We're opening our preschool as a level three, which is, I think, should be the minimum for these facilities, and the reimbursement for that is \$420.00 a kid a month. So, right there, if you have 25 kids, you're looking at 300, \$400.00 a month that was not being recouped just because it didn't get to the level quality that FSSA requires though. That meeting is happening today with FSSA to see what their commitment is. I will tell you that this conversation is important because I think our board wants to know if the county feels like this is important enough for us to pursue. So, I shared with you all a dollar amount and you probably say well where did that dollar amount come from? The risk for the school is the unknown. I've ran some very, about six different cost estimates. Do I think the daycare business can be a black or profitable venture? I absolutely do. That all depends on leadership and good people running things, and attracting families. But my most conservative efforts in driving up costs and driving down census, I have us losing about a \$1,000.00 a year, which, to be quite honest with you, if it's a \$1,000.00 risk a year when this thing gets up and running, I'm positive my board would be on board with saying that's a \$1,000.00 well spent. My problem is the initial start up cost. One, I've got to hire really, really well, someone to be a daycare director. That has been the achilleas' heel with Union City, and I, and maybe in potentially Winchester, over the years as not having that person that got the training and ran the facility the way it needed to be. And two, I've just got to invest in the staff the training that it will take to reopen the daycare under our umbrella. The risk for the school is in the end, we might lose a lot of money when this is all said and done. And that is through time spent by myself and my staff working through this and investment in the staff that we're going to make. So, that's, my ask of the county is to help us with seed money, and the other commitment that I would make to the county is I will give you full access to my financials. I think all of you know this that that's been one of the struggles that there's not really been continuity or access to financials to date from the YMCA. And you'll have full access and if in a year, we make \$50,000.00 I will give you this money back. That's, I just need, I don't think it's the school's responsibility to take on the up-front cost and the loss potential to get this thing off the ground. So, that's my ask of the council this morning. My understanding from the commissioners, the comments that got back to me is there's not a lot of appetite for this conversation in their meeting, which is a signal to me. Honestly, like if it's not, if it's not valuable to the county, I'm going to be completely honest with you, the school doesn't want to do it, because this, there's a

lot of risk there. And I think this needs to be all hands-on deck. And to be quite honest with you, I sit in a situation where I feel like the county has made a lot of investment in this space and to see that just go away just go away would be really sad. I think we've made a lot of investment in an organization that has not shown what you'd like, but I would think you could look at Randolph Eastern and say that the investment that you've made in us has worked out pretty well. And the other part that I'll throw in here as well, I know after Randolph Central came back to this board earlier last year and requested funding for their equipment, I had multiple folks reach out and say hey, they've asked for this, you know, Randolph Eastern should come to the table and do that. I did not do it because we've been the beneficiary of some grants. And I just didn't think it was right to come and ask for funds for more things that we just didn't need at the time. We have taken on the brunt of the funding of RAZ32 up to this point. Like Randolph Eastern, Monroe Central, Randolph Central had zero stake in that game. To the point, we paid all that through grant funding that we could have used for our own selfish, but that's not, because that's not how we operate. I'm trying to raise the tides of this entire county and that's what I'm looking at this to be a conversation, just a collaborative effort. And if we win, I guess you just have to take our word for it that we would reimburse the county with the money earned on that.

Tom Kerns said have you, so you haven't seen any of the financials or anything of the operation for the last four years to know?

Aaron Black said all I have is the last two years. And what I know, so, in 2023, what I was shown was a \$40,000.00 loss. I do not have access to census numbers, which I would like to have. So, I'm basing all my work on conversations with FSSA as far as building a budget, on reimbursements should be, and what census should be for the state. But to your point, Tom, I don't know. I just have a here's the income we had, here's the expenditures, we lost \$40,000.00, projecting a \$10,000.00 loss this year. I know that does not include money like given or grant money. I don't know how all that worked. And I will tell you that we've applied for a \$150,000.00 grant through FSSA for this venture. And if that comes through, I think we're in great shape. Like that's the seed money I need, but I don't have those questions right now to start working on this. And what I've told my board is it's not a good investment of all of our time like my staff's time, to put a lot of effort into something that might not happen. So, I'm trying to garner pretty quick commitments to say hey, this is valuable, we'd like for you to figure it out.

Missy said those children who come from the Ohio side, does Ohio get the same, I tried to find that. I couldn't find it. Did they appropriate the vouchers they do within the state of Ohio if you cross into the Indiana line? Are those vouchers still there? I can't get an answer.

Aaron Black said that's a good question. So, they do get voucher money from Ohio folks, but my understanding that the current census, most of the folks from Ohio were paid, they paid to have their child there. I think they held as many slots as; I would hold as many slots for Randolph County kids because FSSA reimbursements for Randolph County is much higher than any other county just because of the daycare desert that we have. So, to your point, yes, there is funding, but I believe the way they had it set up, and I think I would make it open only Randolph County folks, and if there's room to add to the census.

Missy said that answers my question. I don't have anything against Ohio, I'm just saying that if we are going to spend tax money on this and you're going to spend your school budget on this that it should benefit our taxpayers, first and foremost, unless we find that's it's financially very beneficial to take a different route. I hate to see anybody go without daycare, but I think that's just.

Aaron Black said sure. I agree with you 100%.

Missy said and the second thing is and I don't know if you've heard this, but I requested some of the financing and was told no, couldn't get it. And for me, I guess I, and I'll probably get shot down, but I guess before I appropriate or say anything about money, I mean, I don't know if people know, but school finances are out there. I mean, you can't, it's on the state site. And so, some of these things that we're giving money too and we want to know well, how's that money being spent? On travel, on hotels, on what? I want to know where that money is going before I vote to appropriate any funds for that.

Aaron Black said sure.

Missy said I know I didn't talk to you about that earlier. But I think we really need a daycare there. I'm disappointed in the communication, very disappointed in the communication. In fact, I'm almost to the point, just personally, this is just me personally, any time that someone comes and asks, I mean like the schools or the Y or whoever, like organizations like that, want help, I'm going to say let me see your financials for the last six months, last year, last 18 months, because where's this money going?

Tom Kerns said I would have trouble, would struggle to give any organizations with circumstances like this where our money's been given and then is closed down, and then we haven't been given financials for the reasons to understand why or what and how the amount of money for that. And this is kind of round numbers, because I was involved in that project from day one. It was a \$500,000.00 OCRA grant, Randolph County United. I think it was \$100,000, either it was a 100 or \$105,000 matching towards that OCRA grant. Union City gave around \$60,000 initially, which was the Wesley Church put \$70,000 in the numbers in that, then the county came back and gave \$43,000.00 and some change for equipment. And the Community Foundation gave a grant of, and I think it was around \$18,000, but don't hold me to that, for the kitchen equipment. So, and then a lot of individual contributed money and a lot of hours to it. So, just to give an idea of the effort that went from all aspects of the county. And Union City did fund, I think they funded the utilities for the first year or so of operation and the water and sewage for beyond that.

David said and I think they just funded another \$30,000 a couple years ago.

Tom Kerns said that was given as a loan.

David said yeah, it was a loan, never been paid.

Tom Kerns said yeah, but I don't know how that.

Todd said and we don't know how many kids were at it, the census.

Tom Kern said we don't know, yeah, we have no idea where that, of, nothing, really, because there were, you know, during that period, we had COVID, so there was a lot of the, well, the grants that came from ARPA. They came from ARPA that went to daycares, there's, you have no idea where, what how. So, it would be nice to understand if that kept it open, if that didn't keep it open. You know, we have no clue how to proceed. Aaron has no clue how to proceed, I would assume, because there's you know, there's nothing there financially. It's hard for us to, you know, how many kids are we going to be able to serve, how many this, what, and all that, and know the affect right now what we would even be doing.

Aaron Black said and that's, you know, it's an organization, if they signal in January, you know, and give us six months lead time, I think that maybe opens up for more, I just don't, the time frame of which we've been given to kind of get out and address this has been very tight, and I don't know if that was intentional, but I will tell you as a, you know, someone that tries to be very business-minded, I don't know with that amount of overhead support. There're daycares that are building churches every day because they are making that kind of money. So, I don't know with that kind of up front, how it's possible that it has shown this much of a loss. That's just my.

Meeks said has the Y been ask these ask these questions because when I talked to them, they were pretty open, and that was last week, with their financials in their decision.

Aaron Black said so, I have not, a number of attempts in order to talk to the new executive director have all been filtered by meetings with Steve James.

Meeks said so you haven't talked to the executive director?

Missy said talked to him, a little.

Meeks said he was pretty open with me. I don't know.

Missy said yeah, he, what he knew. What he knew.

Meeks said right.

Missy said and then it was I can't talk anymore.

Tom Kerns said as part of the organization in the past that owned the building, when there was talk about being closed down, was it two years ago, that they talked about closing down then. We asked for financials then and they would not give them to that organization. That's all I know from that point of view. I was in the meetings with them at that time. But that was two years ago.

Meeks said well the president me that two years ago, they hadn't made the decision to close it, then they didn't close it, and then everybody said it was closing. And that decision was never made. So, that's why they didn't tell anybody this time.

Aaron Black said and I will share that, and that may be, that's been my response. But, I will tell you the one conversation I had. This again, I am very transparent. After that, it was brought up that the board was considering having an NDA for that. And that is, I'm telling you, that is no way to do collateral business in Randolph County.

Tom Chalfant said Aaron, how many, do you know how many faculty, of yours, is involved in the daycare?

Aaron Black said as far as how many of our staff currently is daycare? I think we have four currently. But I've also had seven have babies this year. So, we've gotten dramatically younger, our staff has.

David said you know, Aaron, you and I have talked. I struggle with all the money that we've put into that out there, something is wrong somewhere. And I'm a financial person. And I've got to see financials of what's happening. To answer your first question, you asked do we need a daycare, and you said absolutely. How we get there, I don't know at this point, because of the monies that we've put in there. And everybody else, something is wrong with their financial position at the Y, just simple as that.

Tom Kerns said and is it just a manpower issue instead of a financial issue, you know?

Aaron Black said I don't know.

Tom Kerns said you don't know.

Aaron Black said that was my fear when I opened the pre-school. But I will tell you that our pay rate was about \$5.00 more an hour, which increases your quality of individuals. But they, we had more than enough applicants, but times have changed, right. Two years ago, things were very, very lean. The workforce is coming back in favor of business. But it's, I would feel confident just by what the applications of the people we didn't hire, but staffing of this would not be an issue. But again, maybe that, again, I can't speak to, other than I just feel like there's been some leadership lapse. And that's just all I've had to turnover at the Y, just in general. But turnover at the daycare, has been a lot. It's been a lot.

Missy said hiring the right director is very important.

Aaron Black said number one, yep.

David said so, what's people thinking here of doing?

Missy said I think we need, I think Union City and surrounding, not just Union City. You may live in Farmland and you teach in Union City. I don't know that you have anybody who does

that. I think it benefits the entire county actually, because of where people come from, you know, they don't have to work at the school. You have some who do and are going to put their children there. But there are also people who work in factories or work in offices who need daycare, and obviously, you like to have daycares as close to your work facility, where you work, rather than necessarily where you live. So, I would like, personally, would like, we fund an awful lot of stuff. I would do so, only with your guarantee, and I know you would do that, but I want to see financials. I want to see how it's going after six months. I want to know what are the qualifications of these people who you're hiring to be a director? And that would be up to you to do that, not to say we wouldn't get involved in that.

Aaron Black said to that point, I'd think the right thing to do, because nobody's guarantee is, tomorrow I would encourage your attorney to draw up his expectations if we are going to give you funds, here's what we expect in return. And even if there's a payback piece of that like, something for me to take to my board and say the county is willing to cooperate, but here's what it's going to take.

Meeks said we really don't do that as much as you present us what you are going to do and then we, you know, tweak it. I mean, that's usually how we do those things.

Aaron Black said I don't know what you're, like, what would the county like? I could have our attorney draw it up. It doesn't matter which way it goes. What the county would like to see as a commitment, I guess, at that point, I guess is monthly financial updates, quarterly financial updates, that payback potential if we show X number of profits in a year?

Tom Kerns said what's your projected date if, you know, if this does come about, what's your projected date of trying to open it back up?

Aaron Black said my goal would be to open it the same day as we open our pre-school which will be the Tuesday after Labor Day.

Tom Kerns said just early September?

Aaron Black said yes.

David said you know, we could make all the decisions we want, and guarantee something, but the commissioners have to be on board first, because it either comes from ARPA monies or Windfarm.

Meeks said or EDIT.

Tom Kerns said EDIT.

David said or EDIT.

Tom Kerns said they're involved in all three.



Meeks said either an EDIT decision or Windfarm was discussed.

David said I mean we can take a consensus that we're in favor of the daycare, itself, how much, I can't answer that.

Tom Chalfant said and is this included the letter of support?

David said he had a letter of support for, that was for RAZ 32 or was that?

Laura said yeah, I have it here.

Meeks said that's the RAZ 32.

David said your other email you sent some of us about a letter of support for Neil Adams?

Aaron Black said that's for a grant opportunity to.

David said for this?

Aaron Black said correct.

David said do you have an idea of a letter of support?

Aaron Black said I just, basically, it would be great you know, as a county council that we voted and agreed that maintaining a daycare in Union City is important. That's just a level of support for us to put into a grant package. Not a financial letter of support.

Tom Kerns said that's a no brainer with what we've already invested as a county, as a state, as a community.

David said who is wanting to put that letter together though from the county's standpoint?

Missy said I think the president should do it.

David said I am not, that's not my strong point. That's why I'm bringing it up. Facts and figures are my strong points, but letters of support, we need.

Meeks said usually again, like whoever asks usually.

David said I would like to pass that on to Meeks supply the letter.

Meeks said my letter is going to say I support this period. I don't know what. I don't know what is in the, the problem is we don't know what's in that grant. What do you need us to say without reading the grant.

Aaron Black said I need a letter of recommendation. I've never, I mean, I'm happy to write the letter. I mean that's now how it's supposed to work. But if you want me to write a letter of recommendation so you can sign it?

Meeks said well, what usually people do is if they want a support, because usually those grants have things in there you want us to say. You want us to say hey, you know, this is a good project. We can write a letter with a one line, this is a good project, we support it. But usually, without looking at, usually the grant writers come up with a this is what we need.

David said maybe Neil can supply us that letter.

Meeks said I mean, even if it's not the letter, just supply us with what you need us to say.

Aaron Black said okay. I, well I'm happy to do that, I will tell you we asked for four others and got them within 24 hours.

Tom Chalfant said well what did those letters say?

David said that's why we've got to bring it up before our meeting. We can't I don't know who you contacted probably, Frank Miller Lumber or others.

Meeks said the problem is they have to vote on it. You guys aren't meeting until next.

David said we can vote on it in generalities couldn't we, today?

Meeks said somebody's going to have to sign it and you're going to have to vote on it.

Aaron Black said are we, I'm just making sure I'm on the same page. Like I need, so you need to vote on writing a letter of support for us to present then?

Meeks said well usually the letter is presented, and we vote on it. Yes, we support.

David said we have to vote

Aaron Black said scratch that. I won't get that from support. That's fine.

David said because we can't do it in a 24-hour period.

Missy said we only meet once a month. So, and the commissioners meet.

Meeks said Dave can do a personal letter of support.

Aaron Black said that would be phenomenal.

Meeks said that I would be more than happy to send over to you Dave.

David said send it to me and I'll sign it.

Meeks said okay.

Tom Chalfant said as president of the County Council.

Missy said yeah.

David said I can do that. Is that okay?

Aaron Black said yep. I really didn't mean for a letter of recommendation to create.

Meeks said I'll send you something to sign. If you guys all vote to support the project, then, I'll have Dave then, sign it as just the president.

Tom Kerns said I'll make a motion we approve a letter of support to support the project.

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

Tom Kerns said I just, going to say, on your support for this grant, have you showed how much support we've had in the past for this, with all these dollars?

Aaron Black said yeah. Neil's building and, yeah, I'll need some of the, honestly, some of that concerns me, when I'm saying equipment that was funded by the county, am I going to get into some word battles with well that was actually provided by OCRA so, we're not going to give you the kitchen equipment.

Tom Kerns said the OCRA thing, the only thing OCRA supplied was the remodeling of the building.

Aaron Black said and Community Foundation like am I going to get into.

Tom Kerns said yeah, the Community Foundation, it was a grant to the church for the equipment in the kitchen.

Aaron Black said okay.

Tom Kerns said so, that was through the church.

Aaron Black said that's the church's equipment then.

Tom Kerns said that's technically, the kitchen equipment is all the church's equipment.

Aaron Black said okay.

Tom Kerns said and then the, they presented Randolph County United a list for whatever equipment is there. So, there's an actual list, because it was for, all the way down to like to the penny for the grant for the equipment, which is 43 thousand some odd dollars all the way down to the penny. So, there should be a list of that, what equipment that was bought with the grant money. It doesn't matter, really the list in a way, because once that grant gives the Y, it's their money to do with whatever they want, which although they said they would get it, but that part's there. But the only thing the Community Foundation did, and that was a grant directly to the church as part of their grant session for the equipment.

Tom Chalfant said maybe to move this along, I guess I would move that the council would support giving Union City School Corporation a \$150,000.00 EDIT loan interest free. I would be in favor of that.

Laura said you can't give a loan from EDIT.

Tom Chalfant said well we could ask the commissioner to.

Laura said you can ask the commissioners to do it.

Tom Chalfant said well, I would say, I would forward that to the commissioners that we would be in favor.

David said we can recommend that to the commissioners.

Tom Chalfant said right, yeah.

Meeks said and if the commissioners say do it from Windfarm, because that's what they were talking about at their meeting yesterday. I'm just going to tell you that's they were discussing

Missy said I admire you for taking this on, because it's not something you need to do, but I think you feel like it's the right thing to do, and I think that's how most people feel. We need daycare. We want people to go to work but a lot of times they can't, there's not daycare that they can send their children to. I think it all kind of puts it together, and it's a lot for you guys to take on.

Aaron Black said anxieties, anxieties. All this kind of groups in.

Missy said hey you've got seniors the next two weeks. There's no anxiety there.

Aaron Black said what is the time I'd be, I just want to be able to report back to my board Thursday of next week?

David said they meet a week from next Monday, don't they?

Meeks said the commissioners meet again on?

Laura said 20<sup>th</sup>.

Meeks said and I will tell you their discussion was, not super positive, and they were leaning towards if they were going to do anything, I think they were leaning towards Windfarm. I mean, that was the discussion. But they didn't know the project either. But there were some assumptions there. They thought it was all for operations, and they were not supporting. If it's not for operations, I think they would be, that would be a different discussion that they did not have on that day.

Missy said and they also, it was brought up that as the boys and the girls would be seek the benefit of our county money, not that we don't want good things to happen, but that, yeah.

Meeks said and you still get, you get, the funds come. They don't care where the kids' from, right?

Missy said right.

Meeks said and I think that wasn't discussed either.

Aaron Black said I'll be here to help clarify that with them. Like I said, I've shared this pretty openly. I'm not going to lose sleep if we can't do it. I just think it's really bad for a few like, I'm not looking for more work.

Tom Kerns said I'd also like to kind of make a statement that we were blessed to have the Y to run that for 4 or 5 years, and we don't want anything that we're making any negative comments towards them closing it down or whatever. I know a lot of effort was put into that. I don't want to, by any way, at all, criticize them.

Aaron Black said we need them to be successful.

Tom Kerns said yeah, it's all about the kids. No criticizing in it, nothing there that, at all.

David said anything else for Aaron?

Aaron Black said well thank you.

David said thank you.

#### **Minutes of March 5, 2024 & March 13, 2024**

David said okay. Let's go to the minutes of March 5<sup>th</sup>, 2024 and March 13<sup>th</sup>. I'd entertain a motion for both.

Bev made a motion to accept. Tom Chalfant seconded the motion. All aye votes. Motion carried.

**Town of Losantville Grant approval letter**

David said next thing we have on the agenda is the town of Losantville Grant approval letter. This is for the \$275,000.00 we agreed to for the sewer hookups. I'd entertain a motion to approve.

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

**APC/BZA member attendance report**

David said okay, the next one is the receiving of the APC/BZA member attendance report. We're just receiving that.

**RAZ 32 Support letter**

David said okay. Next is RAZ 32 support letter. That was for the \$242,000 for 2024 and \$229,000 for 2025 that we agreed to, commissioners and council. That came from Windfarm? Entertain a motion.

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

**Randolph County Financial Spreadsheet review**

David said okay, next think on the list is Randolph County financial spread sheet. I'd like to move this until June when Mike Stine's back because it's pretty critical. That's that 5-page report I gave you guys back in was it April showing all the different things we need to go over item by item, just to make sure we all understand. A lot of this stuff, information, comes from Sherrie out of the Auditor's office. I think she just sent everybody a new report for the end of April. It looks pretty good.

**Additional Appropriations:**

**Solid Waste Management** **\$80,000.00**

David said okay, let's go down to Additional Appropriations. Solid Waste for \$80,000. That's up to \$80,000 for the cleanup of the tornado. I think right now, it's around 71 or 72,000 that they've accumulated in cleanup and this goes to the landfill.

Tom Chalfant said I don't, yeah, I think the landfill should kick in myself, some of this.

David said I think they did discount it.

Tom Chalfant said do you know how much?

David said I do not know. I would entertain a motion to approve this.

Laura said this is Solid Waste money that's sitting in their cash balance, and she has to appropriate it through the Council board.

David said the funds are there.

Laura said yeah.

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

**ARPA**

**T-Hanger** **\$3840.00**

David said next item I have is the T-hanger at the airport. It's coming from ARPA monies. It's additional for \$3,840.00. Entertain a motion.

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

**General**

**Farm Maintenance (fairgrounds)** **\$56,731.48**

**Farm Maintenance (Airport)** **\$10,000.00**

David said next item we have is from General, Farm Maintenance for the fairgrounds and the airport for drainage. Entertain a motion.

Tom Chalfant said now this will, both are from the General?

David said yes.

Tom Chalfant said I guess I would like to see the money be as a loan, and I'd like to see it repaid back you know, from proceeds, this is for ditching the farm ground, right?

Laura said yeah, and we've already done the ditching. It was all approved prior. We're just appropriating the money now to pay for it. It's already been approved to do. I don't know how you could go back and do a loan now after you've already approved the project. We owe the people.

Tom Chalfant said I guess, well, yeah, I'd just like to see that money from the farm come back to the General.

Laura said well we do get lease income.

Tom Chalfant said does it come back to the General Fund?

Laura said it does.

Tom Chalfant said okay.

Todd said which line item, it goes in directly to General?

Laura said the lease money, yes. So, it's been what, two months, Ed, since we approved this?

Ed Thornburg said uh huh.

Laura said yeah, approved that. So, Halderman contracted with Proficient Drain to do the work. Ed was involved in it, is the reason I'm asking Ed, to help get that done. And they came in and done the drainage work on the farm ground to make it more profitable and they've done that work. Now we're just, right now, we're just appropriating the money to pay the bills.

Tom Chalfant made motion to approve. Bev seconded the motion. All aye votes. Motion carried.

Todd said how is that land lease negotiated? Is that every 10 years, every year?

Laura said I think it's every year. Halderman does it for us. This is the first year we've used Halderman Farm Management to do that. Always before, we just re-up the lease every year for the same amount basically.

Todd said does somebody put it out there for bid?

Laura said yes.

Tom Chalfant said we did run it to, we sort of tied it to the Purdue cash rents with different entities.

Laura said but now, it's bid, right? The way they're doing it now?

Tom Chalfant said yeah, I think Haldermans do it every year.

David said and that's Chris Peacock, is it, okay.

**General**

**K-9 Maintenance**

**\$15,900.00**

David said okay, the next item we have up is for K-9 maintenance for \$15,900. It's for a new dog, right sheriff?

Art Moystner said yes sir.

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

Todd said and we already, do we already have the dog? Is that something we have still to do, or is that already done?

Art Moystner said the dog?

Todd said yeah.



Art Moystner said the handler is over training right now. We will have the dog back May 17<sup>th</sup> if that's a Friday. So, I think they finish up May 17<sup>th</sup>.

**ARPA**

**CAMA upgrade (Assessor) \$40,300.00**

David said next item we have is from ARPA funds, CAMA upgrade for the assessor's office, \$40,300.00.

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

**ARPA**

**New Vehicle (Ambulance Change order) \$2,594.20**

Laura said we approved the purchase of the ambulance like two or three years ago. Duane, before he left got with them and there were some things that were taken off the current order that's no longer required, stuff added on that is required now. That's the difference. And it's out of ARPA funds and it's supposed to be delivered, he said, November 25<sup>th</sup>.

David said okay. Next item we have is from ARPA funds for a new ambulance. It's a change order of \$2,594.20. Entertain a motion.

Tom Kerns made motion to approve. Tom Chalfant seconded the motion. All aye votes. Motion carried.

**ARPA**

**Professional Services (jail) \$109,650.00**

David said next item we have is for professional services for the jail \$109,650.00. And this is for Argo Consulting. It's what the sheriff talked about earlier today about bringing them in to see what we need to do to keep that building going.

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

**Transfers**

**Community Corrections Building**

**\$10,000.00 Commissioner's Building Maintenance to Community Corrections Bldg. Main**

David said the last one is for \$10,000.00 for the Community Corrections building, taking it from the Commissioner's building maintenance to the Community Corrections building.

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

**Citizen Comments (3 minutes)**

David said okay. That brings us to the citizen comments. Anybody out there want to comment? Guess not. Okay, we'll go around the room here. Tom, do you have anything?

Tom Kerns said I don't.

David said Todd?

Todd said that financial plan that's updated, the three-year document, do you know when we're going to receive that?

Laura said I don't. I can send Jason an email and ask.

Todd said I'd like to get it before the budget.

David said yeah. He'll probably have it. He's usually pretty good about two or three months about having that back to us.

Todd said that's all I have.

David said Tom, you got anything you want to share with us today? Bev, anything?

Bev said nothing to share. What is the update on, if anybody knows, on the Farmland fire, ambulance station. We did an RFP.

Meeks said the RFP was out and I think those are due.

Laura said May 30<sup>th</sup> or 31<sup>st</sup>.

Bev said okay. I knew there was a problem originally and I hadn't heard anything.

Meeks said yeah, the RFP went out last month.

Bev said alright, good.

Meeks said I think they were giving people 4 or 5 weeks to get it back.

David said Missy, do you have anything?

Missy said no I don't.

David said our annual conference for the county council association is June 21<sup>st</sup> and 22<sup>nd</sup>. It's at the same place. It's at the Renaissance, Indianapolis North, in Carmel. There're only 80 rooms allocated. So, the sooner the better. I've already registered. I question that because we had over a 100 people, 100 council people last year, plus vendors. Everybody had to go outside, and I'm just trying to get convinced either open up some more rooms, because that hotel is 263 rooms for our group, or that or take it down to Keystone at the Crossing where the County Commissioners' was always in. So, but that's been a moot point for some reason. I don't know. Anything else?

**Adjournment**

David said I guess who wants to make the motion to adjourn?

Tom Kerns made motion to adjourn. Missy seconded the motion. All aye votes. Motion carried.

Reviewed and accepted this 7 day of July, 2024.

RANDOLPH COUNTY COUNCIL

David Kerkenschofer

Tom Chappert

Burley Fields

Missy Wice

Mike Kerns

John Wiley

Theresa

ATTESTED:

Laura J Martin  
Laura J Martin, Auditor

