

Randolph County Council

December 6, 2022

The Randolph County Council met for its regular meeting at 9:00 AM in the Commissioners and Council Room of the Courthouse with the following members present: Council President Gary Friend, Rick Brown, Tom Kerns, Max Holaday, David Lenkensdofer, Missy Williams. Also present was County Auditor Laura J Martin.

Council President Gary Friend presided.

Gary said alright thank you everyone. We'll open up this meeting of County Council December. And I have to make a quick change of the airport if you don't mind, just wait one minute, Chris Beasley has another appointment to make. So, I moved him forward on the schedule. So, Chris.

Chris Beasley and Andy Fahl & Grace – EDPR – Easements

Chris Beasley said thank you. I've got a lot to cover today. For introduction, I haven't been here in a minute, so I thought I'd just do a quick intro. My name is Chris Beasley. I represent EDP Renewables and Randolph County as a senior developer and manager. And I have been developing in the county for four years. And in that time, I have accumulated a sack of incredible experiences and relationships with the community of Randolph County. During my time here, I've supported the construction of the Headwater's II wind farm and lead the redevelopment of Riverstart I and III Solar Parks all sited in southwestern Randolph County. My purpose today covers three items. To touch base on the status of our 100-megawatt Riverstart III Solar Park, to brief you on our plans and developments in the county looking forwards, and finally to initiate conversations road use agreement, economic development and decommissioning agreement for a new project that I'll propose today. First and foremost, on Riverstart Solar Park III, we officially broke ground on October 10th and we currently have about 50 persons working on site on preliminary construction activities. Today we've completed the construction of the site lay down yard. And we are now working through the initial site grading, access road, installation and drain tile re-routes. We received delivery for 10,000 steel piles, 25% of the piles needed for construction. And we've received delivery for over 34 miles of medium voltage electrical cable. Finally, we have completed the installation of the INDOT style speed limit signage as approved by the recent changes to the county's speed limit ordinance. Riverstart Solar Park III has funded its first cycle of the \$360,000.00 Union Township endowment fund. And with that, has sponsored improvements to local trails, via the Cardinal Greenway, a local food bank, Second Harvest, police and fire equipment for the town of Modoc, and the building and delivery of beds and bedding for Union Township children in need. Additionally, we have released the funds for a \$100,000.00 utility assistance program which will provide benefit for Union Township households in need of assistance with utility payments. And finally, we are in the final steps of implementing a \$100,000.00 Modoc utility reimbursement program, which will directly reduce the utility bills of residents in the town of Modoc. I'm incredibly excited about this project and the community funding that is unlocked. Presently, we are on track to wrap construction by the end of the year 2023. And with that, are there any questions that I can answer around the Riverstart Solar Park III project.

Gary said not for me. Anybody. Thank you.

Chris Beasley said alright. Moving on to our plans and developments in the county looking forwards, EDP Renewables and Randolph County have been in partnership for the last 13 years, since the development and construction of our Headwaters I wind farm, which all started back in 2009. Today we have two local operations offices in the town of Winchester, one for solar and one for wind. And in front of you is a map demonstrating facilities that we have built or are building in Randolph County to date. This included the Headwaters I and II wind farms, and the Riverstart I and III Solar Parks. Before I move on, is there anything I can clarify on this map.

Gary said page one now.

Chris Beasley said page one.

Gary said anybody. Thank you.

Chris Beasley said okay. Looking to the next page, these four projects represent over 1.1 billion dollars invested into the county, over 9 million dollars paid to county and local governments, and over 25 million additional dollars committed to the county between now and 2034. There are additionally, over 700 thousand dollars in community funds and donations committed, or actually, spent and finally 26 local jobs have been created. Additionally, these projects have partnered with the local vendors, which make up your community for construction crews and drain tile experts to local diners and auto shops. Flipping to the next page, you'll see two pie charts. These charts demonstrate the impact that our existing projects will have on the tax base of the county and Union Township. As you can see, these projects are projected to represent 23% of the county tax base by 2034, and over 50% of the Union Township tax base by the year 2034. The affect that local landowners and businesses will experience a lower tax burden for years to come. With that, do another pause for any questions on these plots of the last page.

Max said I say this as a resident of Union Township. Number one, I want to thank EDP Renewable for your good neighbor policies, and I appreciate the reduction in tax base.

Chris Beasley said anytime. Thank you for having us. Great partnership.

Gary said anybody else. Go ahead Chris.

Chris Beasley said on the next page, I'd like to introduce to you, to are plans for the county. Between now and 2026, we are hoping to nearly double our investment in the county from 1.1 billion dollars to over 2 billion dollars. This will be realized via three projects. First, a 150-megawatt project to be built in 2024. Riverstart Solar Park IV to be sited in the northwestern corner of the Headwaters II wind farm. That is just a few miles south of the town of Windsor and on the border of the Randolph and Henry County, county line. Second, a 200-megawatt project to be built in 2025, Headwaters wind farm III, sited to the north of Parker City and Farnland. And finally, a 100-megawatt project to be built in 2026, Riverstart Solar Park V sited just northeast of the town of Saratoga. These projects represent an estimated \$930,000,000.00 of investment in the county, and will come along with proportional tax and economic development dollars, community funds and permanent local jobs. Looking at 2027 and beyond, Randolph County can expect to see incremental investment and renewable energy. You potentially, will see new phases of solar. You might see battery storage facilities added on to our existing phases or stand alone. Or you could see re-power opportunities where our existing infrastructure is replaced with newer, more efficient infrastructure. Each of these opportunities incurring new investment in the county, and extending our partnership. With that, I'll pause for any questions on these new projects.

Gary said I don't have any. Anybody have any questions.

Chris Beasley said okay. So finally, as I mentioned prior, we've completed our due diligence on the Riverstart IV Solar Park. This project, as mentioned, would be built in 2024 in the northwestern corner of our Headwaters II wind farm project. The project would represent over 200 million dollars investment for Randolph county. And with respect to the county, I would ask to initiate to review and discussion of county agreements, specifically, a road use agreement, a decommissioning agreement and again an Economic Development agreement. If this is acceptable, we will distribute preliminary copies of the agreements to Meeks for initial review.

Gary said sounds good. Tom, anything.

Tom said no.

Gary said Dave.

Dave said I'm happy EDP is here in Randolph County.

Gary said Max.

Max said no. Thank you.

Gary said Rick.

Rick said no. I'm good.

Gary said Missy.

Missy said no.

Gary said I'm good. Anything else.

Chris Beasley said that's it.

Gary said thank you.

Jim Michael & Conan Wallace, RC Airport Board – Ordinance 2022-28 Aviation fuel fund

Gary said okay, airport. Thank you for your patience. This is a continued Ordinance, 2022-28. So, the auditor sent out information to everybody.

Conan said yeah it's basically the same language I think that was sent out. And I also got a copy of the, of our five-year airport improvement plan. So, this was tabled last month. The language there that I highlighted is part of our financial responsibilities that we have from, you know, accepting the FAA funds assurances that we have to sign off on before we get the money. So, as you can see, it says all revenues generated by the airport, the public airport will be expended for the capital or operating costs of the airport, or other local facilities which are owned or operated by the owner or operator of the airport directly related to the actual transportation of passengers or property. So, we, I think our budget, about \$180,000.00 is what we've asked for in the budget for the, for operating the fuels, which we do re-sell to crop dusters. And matter of fact, last month we did about \$35,000.00 in sales. Basically, that was for fertilization. So, and you see on the second page, over the five-year plan, each year we get some money, Federal funds from the FAA. On a five-year plan, we've got a little over a million, 200 hundred thousand dollars hopefully, expected of Federal funds. One thing that's not even listed on this, in 2023, we actually

rolled a project over the taxi lane replacement to be re-paved this spring as soon as the weather breaks. We probably got about \$500,000.00 I think, more or less coming from the FAA on that, Federal government. So, that's, that's where we're coming from as to why we want to have the ordinance.

Gary said okay. I read the information sent out. I think the revenue you have coming in as of when I got the report, and \$531,000.00 of expenses. So, my point. No disrespect to the airport. You guys do a great job. We don't spend airport money on anything other than the airport. We actually add to it. So, I haven't changed my mind. I still, I mean I don't see anything that puts our Federal grants at risk, because this is the way we've been and never done anything. But I'm just one. I just don't like it personally. I've read everything and I don't think I have, my thought I don't think it puts the airport at risk. It has nothing to do with your operations at the airport and the job you guys are doing.

Jim said just roughly, how many non-reverting funds are there.

Laura said I didn't count them all.

Gary said oh, half a dozen or so. Tom.

Tom said I don't have anything.

Gary said Dave.

Dave said I'm like you Gary. This goes back to 1982, right.

Jim Michael said uh huh.

Dave said and over the years I've been associated with the county government, we've never failed the airport at all.

Conan Wallace said that's not, I don't think we're.

Jim said I get that and I think that was the argument last time. And my argument to that is you know, I speed when I drive. I've never had a ticket. Doesn't mean it won't happen.

Dave said I'm not saying.

Jim said when you get audited, they might not have done it for the last 20 years, but it doesn't mean it's not going to happen the next time.

Dave said it doesn't say anything about may or shall in here so that's why I don't, and I did go through your expenses, and your receipts. Looks like you're averaging about \$4,900.00 a month in profit out there, which goes back into our general fund. I done a 22-month analysis and that equates to about \$58,000.00, which in your budget, if we even thought about doing it, there's \$55,000 in expenses that I look at that could come out. So that's about a wash. I mean it would have to come out because it can't just bring expenses, or, revenues in, and not offset those revenues, because it goes into our general fund. So, that's where I'm at Gary.

Gary said okay. Max.

Max said I'm in favor of it. I think it would smooth things out a little bit. That's, if I understand it right, when they sign agreements with FAA, they're basically saying that that money is staying there, and we

understand that it is staying there because, only because we've agreed rather than because they've promised it. And so, you know, I guess I just feel like it'd probably time for us to do it.

Gary said okay. Rick.

Rick said I would be in favor of what they're asking to do.

Gary said okay. Missy.

Missy said I agree also. I'd be in favor. I just talked, and this is kind of new to me, and so I talked to another small airport to find out and they do this in their county. And they said it made things just a lot easier in doing the finances. I can see it both ways, but I understand we could re-appropriate money back to them, but I'm for it.

Gary said okay. With that, we have an ordinance by title. I read it last time. Number 2022-28. Does someone want to make a motion to pass this ordinance on the first reading.

ORDINANCE NO. 2022-28

An Ordinance Establishing a Non-Reverting Aviation Fuel Fund

WHEREAS the Randolph County Council finds that funds are being collected by the Randolph County Airport Board of Commissioners from the sale of aviation fuel and other fuel.

WHEREAS the Randolph County Council determines that funds collected by the Randolph County Airport Board of Commissioners from aviation fuel and other fuel sales should be used for the following purposes:

1. Purchase of aviation fuel and other aviation fluids; and
2. Repair and maintenance of any and all fuel stations, buildings and grounds as needed.

WHEREAS the Randolph County Council desires to establish the non-reverting Aviation Fuel Fund.

IT IS THEREFORE ORDAINED by the Randolph County Council that the Randolph County Council hereby establishes the non-reverting Aviation Fuel Fund to be used by the Randolph County Airport Board of Commissioners for the following purposes:

1. Purchase of aviation fuel and other aviation fluids; and
2. Repair and maintenance of any and all fuel stations, buildings and grounds as needed.

IT IS FURTHER ORDAINED by the Randolph County Council that funds which are being collected by the Randolph County Airport Board of Commissioners from the sale of aviation fuel and other fuel shall be deposited in the non-reverting Aviation Fuel Fund.

IT IS FURTHER ORDAINED by the Randolph County Council that it may deposit money in the non-reverting Aviation Fund as the Randolph County Council deems appropriate. The funds in the non-reverting Aviation Fuel Fund shall not revert to any other fund for any other use or purpose.

Max made a motion to pass Ordinance 2022-28 on the first reading.

Gary said we have a motion and we have a second.

Rick seconded.

3 aye votes. 3 nay votes.

Gary said it's three so the ordinance doesn't move forward. Thank you for your time.

Art Moystner, Sheriff – Food service contract

Art Moystner said I had shared information with all or you regarding the kitchen situation at the jail, and the possibility of contracting that out. And I guess I'm here today to make sure that the council is on board with the funding for that. I've done some figures with what we have currently, with the inmate population we have currently, I think those budget figures are there. Obviously, some of that budget is going to have to be re-appropriated to pay the contract. But we're set there and I think this is a smart move to move forward with the situation of having employees and such.

Missy said I'm not trying to add in Art, but can I add in that I talked to two school corporations in the county who use a service similar to this. And my question was, will there be people who are currently working there now who are going to be dismissed because the company will come in and run it. But the answer is no. They actually want them to come on.

Art Moystner said they would interview the current employees.

Missy said yeah, they'll interview them.

Art Moystner said the ones we have.

Missy said yeah. The schools have had lots of success with it. It is really hard to keep people. I hate to say that it's older women like me, my age, who end up working in there. It's tough to find people who want to deal with going in and out that certain areas all the time.

Art Moystner said sure.

Gary said it works well for us out at the 4H Purdue extension I think. So, what do you need from the council other than a commitment that we're going to do it.

Art Moystner said just to commit for the funding, because I can sign the contract. I just have to make sure that the fiscal body is on board with funding that contract.

Gary said right. Okay. Tom where do you stand on this.

Tom said 100% for it.

Gary said Dave.

Dave said no question.

Gary said Max.

Max said I have a question here. What is the budgetary bottom line impact. Is it pretty much a break even?

Art Moystner said of right now, it's a break even. I would share with you with the given inflation rate lately, and everything going on, it's really hard to figure what your budget is going to do, especially for food right now. So, I would actually tell you that with me preparing the budget, in June, I think I'm probably a little under budget on the meals for next year. So, I think we're looking at really close to a break even. I know Gary and I had talked and if we're at max population, I believe the contract would cost us right around 320 or \$325,000.00, which is just a little, maybe \$25,000 over what we have budgeted I think.

Gary said that, and my thought on that also are is even though you say it's wash, it's not figured in the funds through you is the stop loss guess of insurance that we pay.

Art Moystner said sure.

Gary said that you don't see in your budget at all.

Art Moystner said correct.

Tom said how long are those, is the contract fixed for prices. How soon, how often do they adjust that with inflation and such on their costs.

Art Moystner said the contract is written in such a way that the cost is set. If there's a need to adjust, then that's a negotiation of both parties. So, it's not something that they can just raise on us randomly. That's a negotiation with both parties. They also have, I believe, a thirty or sixty day opt out clause that's in the contract.

Max said and you certainly have enough problems with mam power without having to worry about the kitchen staff. I think it would be a good plan for you.

Gary said anything else Max.

Max said no.

Gary said I agree. Rick.

Rick said yeah I'm all for it.

Gary said Missy.

Missy said I'm for it.

Gary said would somebody like to make a motion for the council's commitment to this contract finances.

Dave made a motion to fund the food contract as presented. Rick seconded. All aye votes. Motion carried.

Gary said anything else Sheriff.

Art Moystner said that's all I have.

Other Business:
Report from Commissioners

Gary said Report from the commissioners. Mike.

Mike Wickersham good morning. Had a short meeting yesterday. But we did talk about some important things. First thing, we do have a certificate sale coming up. I think we have 34 properties that we now own that will be sold at the certificate sale. Heard a presentation from a company called Vault, which is going to partner with Cardinal Ethanol to capture their CO2. Nice thing about it is Cardinal Ethanol's CO2 is a fermentation process, so as they described, it's about as clean as you could get, and they can inject it into deep, deep wells into the earth, so, cavities down there to accept that. That's something they're starting the process on and will continue, and it's similar in nature as they describe to a wind energy company in that they pursue road use agreements. They pursue tax abatement and the other agreements that go with it. We, again, agreed to fund Promise Indiana. Their request is \$10,000.00 a year for five years out of EDIT. We agreed to do that. And finally, we approved the Paws lights and flights program at the airport on Friday and Saturday with a weather delay on Sunday. With that, I'd take any questions you might have.

Gary said Missy, any questions for Mike.

Missy said no.

Gary said Rick.

Rick said no.

Gary said Max.

Max said no I don't. Thank you.

Gary said Dave.

Dave said not a thing.

Gary said Tom.

Tom said no.

Gary said I do not either.

Mike Wickersham said on behalf of the commissioners, I'd like to thank Rick and Max for their service on the

council. Appreciate you serving. Come and see us sometime. Thank you.

Minutes of September 7 and October 4, 2022

Gary said okay the minutes of September 7th and October 4th. Would somebody make a motion to accept them.

Max made a motion to accept the minutes of September 7, 2022 and October 4, 2022. Missy seconded. All aye votes. Motion carried.

Additional Appropriations:

General

Color Printer for Coroner \$1,700.00

Gary said okay color printer for coroner which we committed to last month. Would somebody like to make a motion for the appropriation for the coroner's printer.

Joshua Kimbrell said the commissioners already did that yesterday.

Gary said excuse me but the council also has its business to do.

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

South Street drainage project (shortage) \$550.00

Gary said next we have an ARPA appropriation for \$550.00 and this is for the cost over run on I believe it's a bridge on South Street. Somebody want to make a motion to approve this appropriation.

Dave made a motion to approve. Max seconded. All aye votes. Motion carried.

Gary said okay some transfers here.

Transfers:

911

\$12,636.00

From:

Telephone

To:

Equipment

Gary said this is 911, 1222 budget, telephone transfer from telephone to equipment. \$12,636.00.

Max made a motion to approve. Rick seconded. All aye votes. Motion carried.

Circuit Court

\$4,000.00

Pauper Attorney fees

Law Books

Gary said and then Circuit Court, \$4,000.00 from the Pauper Attorney fees to the law books.

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

Probation

\$250.00

\$360.00

Attend Meetings

Postage

Office Supplies

Office Supplies

Gary said and Probation, \$250.00 from attend meetings to office supplies. \$360.00 from postage to office supplies. Someone like to make a motion to approve this transfer.

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

Gary said are these permanent minutes.

Laura said yes.

Gary said permanent minutes will be coming around. Okay anything for council Tom.

Tom said I don't have anything except thank the three of you that's moving on from the council. Been a lot of good years serving with all of you. Even though we will still get the pleasure of you Gary.

Gary said Dave.

Dave said I would also like to thank all three of you for that. And in saying that, we'd like to throw you a small reception in the courthouse, a date, I know Mike's setting one up for Tom.

Laura said 21st.

Dave said 21st. At about 1:00 o'clock was it Laura.

Laura said I'd have to look. I think it's two to three.

Dave said okay. Would that work also for all of you. I'll get ahold of Debbie. It's for all the ones that are retiring.

Gary said well thank you.

Dave said I'll get with Laura to get that done. But thanks for your service.

Gary said thank you. Sounds good. Max.

Max said it's been a real pleasure most of the time. And I appreciate the opportunity and wish you the best.

Gary said I'm going to move to the commissioners. Max and Rick thank you for, I've served with you guys both of you the whole entire time I've been on the council. I learned a lot and I appreciate it. So, Rick.

Rick said I just want to thank the constituents that allowed me to serve, and I think from where this group started 12 years ago to where we are today is night and day. I know we took a lot of grief, but we went from laying people off to actually being able to give them nice raises and so forth, and still have a balanced budget and a sustainable budget for the next few years. So, regardless of what's said, I think we did a decent job. So, again, thanks a lot.

Gary said Missy.

Missy said just thank all of you. First of all, you're retiring or leaving or moving on up, I guess we say, your service has meant a lot to the community, and you are great leaders.

Gary said thank you. Meeks, anything.

Meeks said I just echo that.

Gary said anything further sheriff.

Art Moystner said no.

Gary said Ed.

Ed said no.

Citizen Comments (3-minute limit)

Gary said alright, anything from our citizens.

Joshua Kimbrell said yeah I got a question. I want you guys to clarify.

Missy said name and address please.

Gary said yeah name and address please, excuse me.

Joshua Kimbrell said no thank you. I'm a free citizen....

Adjournment

Missy said I make a motion the meeting I adjourned. Gary seconded. All aye votes. Meeting adjourned.

Reviewed and accepted this 7 day of February, 2023.

RANDOLPH COUNTY COUNCIL

Jean Chalbert
Jacky Fulk
Michael A. Lewis
Bill Hoboy

ATTESTED: Laura J Martin
Laura J Martin, Auditor