

Randolph County Council

June 3, 2020

The Randolph County Council met for its regular meeting at 9:00AM 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, Ted Martin and Missy Williams. Also present was County Auditor Laura J Martin, County Attorney Meeks Cockerill and County Sheriff Art Moystner.

Council President Gary Friend presided.

Pledge of Allegiance

Elizabeth Kreig – Request for DFRC Grant

Beth said she has submitted the request for the grant application for Drug Free Randolph County. She has requested money from Drug Free Randolph County for several years now to help with the funding for their drug testing. She said the request will be for \$,3000.00, she said they will not get that much because of the number of agencies requesting money from them has increased, but every little bit helps.

Ricky made a motion to approve the request to apply for this grant. Missy seconded. All aye votes. Motion carried.

Debi Wymer - preparedness grant request

Debi said she needs permission to apply for the preparedness grant, she said it is a reimbursable grant for \$25,000.00 and most of it is for salary. She said they do have a new person and Matt has agreed to stay on to train her.

Dave made a motion to approve the Health Department to apply for the preparedness grant. Max seconded. Six aye votes and one abstention Ricky Brown. Motion carried.

Other Business:

Minutes of March 3, 2020

Max made a motion to accept the minutes from March 3, 2020. Tom seconded. All aye votes. Motion carried.

Report from Commissioners

Mike Wickersham said they had a busy meeting yesterday. He said first they had a report from an insurance management group which is an employee benefit health insurance provider out of Marion Indiana and represent Grant County and Huntington County and it sounds like they know what they are doing in that business. He said they have some different suggestions than what we have and he thinks the insurance committee is going to take a look at them. There have been some county meetings with Apex Insurance too. He said it doesn't sound like our renewal with

Anthem is going to be that great based on what they said last year Anthem is going to want to take our \$60,000.00 stop loss to \$90,000.00.

Mike said Ceann Bales presented from Economic Development and we have a \$100,000.00 commitment that we gave to Tarter Equipment in Union City for job training and stipulated a number of employees and they do not believe they ever reached that number employees or that they used those funds for job training. He said we are asking for that back, they have some ground that they would like to exchange for that and Ceann is negotiating to get that resolved. He said she also gave us an update on the Covid-19 response grants that they have 31 applicants as of Monday morning and the deadline was Monday afternoon at 5:00 PM.

Missy said they ended up with 50 applicants.

Mike said 50 applicants for a grant total of \$242,250.00.

Missy said there is about \$17,000.00 left and they have some ideas to spend all of it to help people.

Mike said also they will need the Council's approval this morning, they have a jail security claim presented for \$8,280.00 and that was for time in engineering the security system that we have approved and that the Commissioners nor Council have determined how we are going to pay for that contract. He said we were going to have a joint meeting to determine that and we never had that joint meeting. He said we did approve the payment yesterday out of cum cap since cum cap has been paid back from the Communications System bond money so the balance is back up there.

Mike said the Commissioners also approved the lease for six copiers for the administrative offices in the courthouse from Weber Business Machines out of Muncie that will cost \$424.00 per month for 60 months. He said they are a little better copier and our maintenance is what it began with when we leased the copiers that we have now. He said we chose to go with the same company with a little bit higher price than we are paying now, but there are more bells and whistles on the new copiers.

Mike said they also approved the first reading of the zoning change in the county for sub-divisions, he said the APC recommended more consistency in the zoning ordinance for sub-divisions with less depth. He said the zoning ordinance provided that the front yardage could be smaller than normal and the back yard was not considered in that, so they changed the zoning ordinance to narrow the back yard. He said it doesn't have a lot of affect in Randolph County because we don't have that many sub-divisions with cul-de-sacs if any, but to keep the zoning code uniform and consistent all legislative bodies are asked to act on this.

Mike said finally we do have a proposed agreement from EDPR to lay 70,000 feet of fiber conduit in the south western part of the county. He said that agreement would require us to pay \$50,000.00 for the installation of that fiber conduit and in addition require us to obtain about 30 to 33 easements across private property owners at a cost that we are not sure if there will be or what it will be, but there will be some cost in document preparation and document recording. He

said he was a little disappointed in the proposed agreement because initially when he started these conversations he thought EDPR was going to obtain those easements for them and our total cost would be the \$50,000.00 installation which sounded like a pretty good deal to him. He said he is not sure what the easements are going to cost us at the end of the day. He said it is in good hands Meeks and Tom Chalfant are going to work on those easements.

Max asked how many feet.

Mike said 70,000, he has a map but he doesn't have it with him. He said he will send that to Laura and she can get that to the council to show you where that fiber goes. He said it will not be a bad thing if the expense is not that great.

Mike said the last thing the Commissioners did was, everybody knows about the Covid-19 grants available to municipalities and counties collecting those expensed and turning it in, he said the Commissioners decided yesterday to hire Barnes and Thornburg to represent us in that grant applications process. He said this is going to cost us \$5,000.00 to do that and we agreed to do that. The Commissioners feel like we are well represented and we shouldn't have anything slip through the cracks because of this.

Winchester Community Library Appointment

Gary said this is to appoint John Waltz.

Max made a motion to appoint John Waltz to the Winchester Community Library Board. Missy seconded. All aye votes. Motion carried.

Request for Grant Application – COVID-19 Indiana Criminal Justice

Gary said this grant request is for \$55,062.22.

Laura said we can get up to that in reimbursement and the courts are wanting to get some kind of video equipment and Chris Shaneyfelt is working on this.

Tom made a motion to approve the application of this grant. Dave seconded. All aye votes. Motion carried.

Comp Time Report

Gary asked if everyone had received the comp time report.

Security Automation Systems Cum Cap \$8,280.00

Gary said this is for the Security Automation System that Mike Wickersham had talked about and the Commissioners had approved the cum cap expense of \$8,280.00. He said and then we will go into a discussion on setting a joint meeting to decide how to fund the rest of this project.

Missy made a motion to approve the payment of \$8,280.00 out of cum cap for the Jail Security Automation System. Ted seconded. All aye votes. Motion carried.

Gary said we need to have a joint meeting to discuss how we want to pay for the remainder of this project. He asked if Wednesday June 17th work with people's schedules or how about Thursday June 18th at 6:30 pm. He asked Mike Wickersham if that would work with his calendar.

Mike said yes.

Gary went around the room and asked each councilman if this date and time would work for them, he asked the Sheriff if that would work for him.

They all said yes.

Gary said we will tentatively set the joint meeting for Thursday June 18th at 6:30 pm.

Courthouse Boilers – Cum Cap \$31,099.00

Jake said like most projects toward the end there is always something and this is it. He said the boilers worked fine on high fire when its cold. He said this spring when they started cooling off these high efficiency boilers do not push as much exhaust so they are having a problem with the wind when the wind comes in and around the building in that cove where the stacks are, it is snuffing them out. He said we have tried caps and t's and nothing works, the final solution is to put booster fans on the exhaust side of the boiler which is going to regulate the exhaust, so it is going to take into consideration the air flow outside, that pressure and keeping a constant to keep those boilers running. He said the quote for this is \$31,099.00 and this is a sure-fire fix according to the boiler manufacturers and Argo that this will remedy our problem. He said they had a joint meeting with all of the construction people and Tom Chalfant on site to figure out what the problem was and get it resolved and the gentleman from the boiler manufacturer said that in the twenty years he has been in business this is the fourth time he has ever had to put these fans on, he said it is a rare occurrence with these boilers. He said the question was raised about putting the stacks all the way up to past the roof top and they said they could but that is also a significant expense as well and they don't know that it would correct the problem. He said they told him this is a full fix for the boilers.

Gary asked if it was guaranteed. If it doesn't work they won't charge us to go back at it.

Jake said I don't know about that.

Gary asked Mike Wickersham what his thoughts were on this.

Mike said they Commissioners recommended doing it, it was presented to them had they seen this happening when they designed this project this would have been the way they would have fixed it.

Jake said he asked the Architects and engineers how come this wasn't addressed when it was on paper. He said at first, he was bothered by it but the more they discussed it the more sense it made to him, they could have done a wind study for an entire year to get wind currents and all

that but the way the building lays and all things considered there is no way to predict this would happen with these boilers. It was definitely an unforeseen mother nature issue.

Gary said he understands what is going on with the building, he is a little concerned that they did not pick up on it, this building is not set at some weird angle. He said it has to be fixed.

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

<u>Transfers:</u>		From:	To:
Veterans Office	\$300.00	Training	Office Supplies
	\$300.00	Mileage	Office Supplies

Missy said she understands while the mileage is down because of the Covid maybe kept them from traveling, could they just save this money in their budget and not spend it, is there a real need for these office supplies or are they just thinking we have the money and we need it.

Gary said he thinks there is probably a need and we denied it from additional appropriations the last time we met, because they had this money and you need to transfer it instead of asking for an additional appropriation.

Laura said just of clarify, this is for books for training in their office.

Missy said \$600.00 for books, how many employees are in there.

Laura said two.

Dave made a motion to approve the transfers for the veteran's office. Ted seconded. All aye votes. Motion carried.

Community Corrections	\$150.99	Mobil Phones	Dues & Subscriptions (establish new line)
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Gary asked Laura if she knows what this is for.

Laura said it is for a newspaper subscription, it is attached to the form.

Gary asked Art as president of the Community Corrections Board, did you guys discuss them getting a newspaper subscription in the office.

Art said not that he is aware of.

Gary said he would like to table this until he gets more information on why they need a newspaper subscription in the office. He asked Laura to have Robin give them clarification on what they need this for. He asked if we pay for any other newspaper subscriptions in peoples offices.

Laura said the said the Auditors office gets one. She said the Clerk's office gets one too.

Gary asked why.

Laura said she believes it is for the legals.

Meeks said he is certain it is for legals.

Meeks Cockerill – fiber optic

Meeks said the fiber optic the \$50,000.00 is being paid out of the windfarm and he thinks the Commissioners would like to sign that contract as soon as they can because the wind company is at least hounding on him. He said the next payment will be reduced by the \$50,000.00.

Mike Wickersham said it would be the first payment for Headwaters II that will be reduced and he would agree with Meeks that the Windfarm company wants that signed as soon as possible. He said we are kind of basing it on the stipulation of those easements, if they come back without much expense and he thinks if there is greater expense than just the installation which he understands the installation, the cost to do this, but if there is a lot of expense in getting the easements and the expense of installation is what it would cost to put it in anyway than maybe there is a better place that we locate this fiber conduit at the same expense as signing the easements. He said he doesn't know that and his intent was to talk to Steve Barnes at New Lisbon phone company and see what the value of this is to and for the county. He said he recognizes there is a value, there is a value to land owners and if they see that value, they will probably give the county those easements. He said if they don't he is not in favor of jumping ahead and spending a lot of money for conduit that we may never use. He said we could spend that money elsewhere and make use of it.

Gary asked if Mike thought by our June 18th joint meeting we would be able to give them a better answer.

Mike said he would hope by June 15th Tom will be well on the way to have the easement ready. He said the question is when we sign that contract they are reducing their economic development payment by \$50,000.00 and you are not going to meet a gain until June 18th. He said the Commissioners could sign it on the 15th and the Council could agree to it on the 18th.

Meeks said the last two days he has been getting a lot of e-mails about it and he thinks the wind farm company is getting a letter together to send out to all the land owners with the easements according to Tom. He said the impression he is getting is that they really don't want to do a whole lot of work if we are not going to sign the agreement and commit to the \$50,000.00. He said he does not want that to be the hold up for the next two weeks.

Mike said if we are to sign before the 15th, we are going to have to have a special meeting. He said by the 15th we should know what the cost of the easements are going to be, if there is any cost and be able to make the determination on whether that cost is worth it.

Dave asked if there has been a delay in the completion of Headwaters II.

Mike said yes, they cannot get the turbines, so they are going to lay the foundation and get everything ready to go so they can get the fields planted next spring.

Art Moystner

Art said he just wanted to update the council and let them know that the septic project is finished now. He said the engineers have been in for the door project, they were back in Monday, so that was the second time they have been in, so that project is moving along, and obviously we will discuss it more on the 18th.

Meeks – Solar Wind Farm analysis

Meeks said the Commissioners agreed to hire Rick Hall and Jason Semler to do a similar analysis as to what we did for the solar. He said the solar is going to be a trickier negotiation than it was with the wind because first off the last one we just based it off what we had done the last few times, the solar is trickier because of how assessments work, if the solar panel is now commercial use it is taxed a lot more than agricultural, so it could be anywhere from 5 to 10 times more but with the wind farm they are using 1/3 of an acre for a windmill, he said he is not sure but not much, but a solar panel we will be using 100 acres, now you are taking 1200 acres and converting that from agricultural to commercial use. He said he talked to Rick either last session or last year in the session the state legislature tried to get an amendment that said commercial solar projects can be five times more that agricultural taxes so the negotiations are going to be a lot trickier and he just wants everybody to be prepared for it. He said he talked to Jason at link about it too and he said we need to figure out what type of analysis we want them to give because right now he thinks we need to know, he said it is hard to give a tax payment based on kilowatts when you don't know how much land you are going to use.

Max said when you talk about commercial taxation, what about property tax.

Meeks said that is what we are talking about.

Gary said if it comes out of the agricultural 2% and then goes into commercial 2% the value of the land increases to commercial value.

Meeks said it is also a utility and how does that factor in to how we do taxation.

Dave Lenkendofer

Dave said he sit in on a Larry Devor zoom meeting about three weeks ago and he was going over the states finances for Indiana and what some of the local governments can expect. He said in April alone the state of Indiana had a 44% short fall in revenues and it depleted their surplus fund from \$2.5 million down to \$1.4 million in one month. He said he hasn't seen the May figures yet, they cannot fall below \$865,000,000 that is what it takes to run the government for a year or they are going to go into bankruptcy but it is a shortfall of money is what it is. He said it could be as much as three years getting out of this and then you have the local governments, could cause decreases in assessed valuations, he said the growth quotient is a six-year average with a two-year lag, 2022 budget is going to be where it hits hard, he said we need to keep that in mind. He said the LIT is also going to be hit hard in 2022 because it has an 18-month lag, he said we

have some things that when we get into budget hearings we are going to have to really think about going forward. He asked where are we at on the Baker Tilly report.

Gary said we were supposed to have a briefing in June before he presents it in July.

Laura said we had a conference call with Jason and he told us he would have it by the July meeting. She said she would call Jason and check on it.

Gary said it was his understanding that we would have the report early in June to go over to be presented in July to the council.

Gary said another meeting he was on zoom with is when Governor Holcomb was talking, he is asking a 15% reduction in all state departments, he does not know how that is going to affect us yet. He said that trickledown effect, it will get to us somehow and he does not know where they are at in the process of that.

Missy Williams

Missy said to give an update on the small business grants that they received from OCRA. He said Gary did a little research, originally they said if you had received any federal assistance you did not qualify for this but Gary got ahold of OCRA and did some research and they changed that policy and we are hoping that is going to allow us to go back to some of the business and find out who did not apply because they got maybe \$1,000.00 from the small business administration loan grant and while it was greatly appreciated it sure didn't get some of the substantial.

Gary said if you acted early, you almost got penalized, or disqualified later.

Missy said hopefully they are going to be able to look some of those over and that is why there was \$17,000.00 left over and see if we can get some of those businesses assistance that did not get it. She said she will be traveling around the county this afternoon, there are some non for profits that are really hurting also, Union City Community Care Center, does some great things and they had to shut down but their utilities still have to be paid and there are sometimes food items that you lose in that situation, so they are going to submit a grant for them this afternoon. She said she appreciates Gary checking on that and she will give an example, Dixie's Dance Studio the PPE grant would not have assisted them because they cannot hire employees back because they are not open summer, so a lot of their year's income was lost because they cannot make that up. She said also the Governor has had to pull back workforce development internships, so the ten that we were going to get has been pulled back, she said there is a slight chance we may get them in July, she doesn't see it happening, she said they were pulled back to pay on the unemployment claims.

Gary Friend

Gary said the only thing he had was that we have the Baker Tilly report coming, also in that was a report that shows how the wind mill farm and the way we did payments was far better off for Randolph County than letting it reduce circuit breaker. He said it was a huge difference than had we let that income go to assessed valuation, it would have slowly lowered the circuit breaker,

minimal compared to what we received in funding. He asked Laura to forward that report to all of council.

Dave said that was a good report.

Gary said he, Dave and Mike Wickersham were all on a conference call with Jason at Baker Tilly to get us a report on what projections could be expected for Randolph Counties financial situation, the fact that not everyone could be invited because of quorum rules, there was a primary report that we looked at first and we will send it out to everybody as soon as it is looked at. He said we did find some anomalies in the first report that had to be corrected. He can say that it is a little bit concerning right now but we don't know until we get the numbers.

Dave said that is for this year yet, some things may have to change.

Gary said one of the issues that they are dealing with and he doesn't know and the state may correct it, is certified LIT shares the form was filled out June 30th, however income taxes have been delayed until July 15th to file, if we are certifying the shares ahead of income taxes going out and being done by the people, we are going to show a reduction in LIT Certified Shares, unless the state of Indiana somehow reconciles those two issues we can show a shortfall of funding because people are not going to pay taxes which funds a lot of the accounts through LIT.

Bob McCoy asked Gary if they would be getting their draw on time.

Gary said as far as he knows, the draws will be on time. He said like Dave said our problems will be coming next year.

Bob McCoy said he totally agrees and he has been looking at 25% as a number, just knowing what miscellaneous incomes are. He said you are right 2022 is going to be rough but we can build cash this year during our budget and make some cuts and build that cash, he said like Gary said June 30th is that date where you start filling those forms out.

Dave said one of the things Governor Holcomb said is they can't let LIT go below a negative balance, if they do the counties will not get their money.

Gary said he still does not have a satisfactory answer, how Randolph County took such a beating on the LOIT taxes last year. He said nobody still knows, he asked Jason that again, nobody really knows why we took such a decline. He said but they get the money first, we get it second. He said he is not accusing or anything, he would just like to see the formula on how we went down like we did.

Citizen Comments (3-minute limit)

None

Adjournment

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

Reviewed and accepted this 7 day of July, 2020.

RANDOLPH COUNTY COUNCIL

[Signature]

Ricky Br...

L. May Holiday

[Signature]

[Signature]

David Kenkendorf

ATTESTED:

Laura J Martin
Laura J Martin, Auditor