

Randolph County Commissioners

August 21, 2023

The Randolph County Commissioners met at their regular meeting at 9:00AM in the Commissioners and Council Room in the Courthouse with the following members present: Board President Michael Wickersham, Gary Friend and Gary Girton. Also present was Randolph County Auditor Laura J Martin, Sheriff Art Moystner and County Attorney Meeks Cockerill.

Michael Wickersham, President presided over the meeting.

Pledge of Allegiance

Council's update

Mike said first item on the agenda is to hear from the county council if they have anything to share this morning. And I see Missy Williams. Missy, are you here to give us a report from the council or do you have anything to share this morning?

Missy Williams said no, I don't think I do, no.

Mike said okay. Very good. We'll move on.

Debra Johnting and Debbie Luzier, GRW – funding for Unified Development Ordinance

Mike said Area Planning Commission, Debra. Talk about funding to complete the Unified Development Ordinance.

Debbie Luzier said so, essentially, we started updating your zoning and sub-division ordinances a few years ago. It kind of started with, I think, a lawsuit dealing with the sign code, and the mess that that kind of created. So, we entered into an agreement to update the ordinances. We've had several speed bumps along the way, COVID being a huge one that kind of slowed everything down. And essentially, we've gotten to where we're not moving forward. We've had several steering committee meetings. We can't get attendance to those meetings to get through the chapters, and we've pretty much exhausted our resources at this point to get through everything. We do have drafts of the chapters, but they still need to be reviewed by the steering committee in order to get buy-in from the community and make sure everybody's on the same page. So, in order to do that, we are requesting additional funding to complete those meetings. I've talked to the staff about an internal approach to make sure things are getting reviewed before we actually hold the steering committee meetings so that we could make them as efficient and productive as possible.

Mike said I'm going to ask you to refresh my memory and what was the original contract for?

Debbie Luzier said I believe the original contract was for approximately \$35,000.00 and that included the sign ordinance.

Debra Johnting said yes.

Mike said so it was for the sign ordinance as well as the sub-division re-write?

Debbie Luzier said and the zoning re-write.

Mike said and the Unified zoning ordinance re-write?

Debbie Luzier said yes.

Mike said and how much of that have we paid?

Debbie Luzier said a 100% of it I believe. Given that we have some of those speed bumps, I even, we did several meetings that were kind of off the budget record in order to make some progress. But, I've gone as far as I can.

Debra Johnting said we have a large group working on this. Our problem has been one person may be one time, and another just basically, Randy and Ed and I looking this over, and so, we enlisted Debbie probably more than we should have. If we had the large group that we started with pitching in different ideas, people understanding what we're trying to do, and we probably would have gone quicker. And we also stopped for about a year and did the solar ordinance. And we have revisited the sign ordinance probably three times for changes to make that equitable to all.

Mike said is your firm involved in all of those?

Debra Johnting said no.

Debbie Luzier said no. Only the signs, well only the initial sign code.

Mike said so you've broken the tasks down into three different sections here.

Debbie Luzier said correct.

Mike said and so, just for my benefit, the first task for \$12,000.00 cost, if you already have a draft of it done, then you were going to meet with the steering committee and discuss why it's written this way and walk them through it.

Debbie Luzier said yes. And if there's any changes.

Mike said and you would amend it as necessary?

Debbie Luzier said yes if there's any changes that need to be made and things like that.

Mike said and the only other question I would have is, has the Area Plan Commission discussed this and are they bringing this recommendation to us?

Debra Johnting said no.

Gary Friend said no.

Mike said do you think we should have that prior to making a decision on this?

Gary Friend said I do.

Mike said I guess I that would be appropriate at this time.

Debra Johnting said that would be fine.

Mike said I think it is time to update it. And I don't have a question about that, and I think, know the sign ordinance, and I understand where you're coming from. The sign ordinance took some time, it's had some changes and we came up with the solar ordinance, and that took a lot of time for both the committee and staff.

Debra Johnting said and during COVID, we couldn't meet at all, and we just, we've done a lot of work internally, Randy and I have on uses, what needs to go, what needs to come in, have Agri Tourism but we don't have telegraph offices anymore, that kind of thing.

Mike said there are some weaknesses in the ordinance, that's for sure.

Debra Johnting said and some things that in working day-by-day, we found, made a list of we need to add this and work on this and work on that. We need a team that will come to the meetings. We're working on that.

Mike said so if we were to approve this after receiving a recommendation from the Area Planning Commission, you're certain that we will have a completed ordinance.

Debbie Luzier said yes. That will be at the mercy of the steering committee making sure they get through the chapters and review things so they are prepared for the meetings.

Mike said and who is on your steering committee?

Debra Johnting said right now we have a member of the BZA, a member of the APC, several members who, Missy Williams, Andy Fahl, Cory Applegate, a member of Union City council, Tim Heise, Randy, myself and Ed Thornburg. We were prepared to add as needed when it was specific to, for example, the highway department, something to do that might affect them or the Health Department. But, that's the main steering committee now. And then despite the fact that the staff is going through things internally and sending out invites, we only get one or two people showing up at the meetings.

Mike said well I guess based upon this quote, it sounds like if we need additional meetings, your cost is going to be \$1,400.00 each meeting, is that correct?

Debra Johnting said correct.

Mike said so, it seems to me that the steering committee and the members of that committee are pretty valuable, or we just don't, we go ahead and move on without them. I think at some point in time, we're going to have to do that. If they have an interest in updating the zoning ordinance, then they should make it a priority to be at those meetings. And if they can't make it a priority, then I would hate to be crass, but I would do a one-and-done and find somebody else that's interested in changing the ordinances.

Debra Johnting said we have that plan, plan to meet without Debbie to be prepared for her meeting. We have gone through everything beforehand and find some folks who would really like to work on the project.

Mike said is it possible just to have the Area Plan Commission to be the steering committee?

Debra Johnting said we could do that.

Mike said they're the ones that are going to work with the ordinance. And they, in my opinion, have always been a good group that represents the county.

Debra Johnting said and this was kind of modeled after the, I wasn't here, the CAFO group.

Mike said right.

Debra Johnting said they chose farmers.

Mike said that was pretty emotional and pretty intense.

Debra Johnting said right.

Mike said Unified zoning ordinance is more about what's the future going to look like, what do we want to do with it. And for me, I think the Area Planning Commission, Gary being a member of it, is probably as good as anybody to judge what that ordinance should look like going forward. And, if Gary doesn't want to do it, I probably could sit in and do it. I'm sure Gary Girton could sit in and do it.

Gary Friend said we've had several months we don't even meet, but we should meet every month. If there's nothing on the agenda, there should be this.

Debbie Luzier said now it will be it sounds like.

Gary Friend said on the original contract, as a council member approving it. I don't recall anything allowing us to not get done and have to pay more. I thought we paid you 30 some dollars that this would be done.

Debbie Luzier said yes sir.

Gary Friend said where in your contract gives you the right to come back and charge us more money?

Debbie Luzier said there isn't one, except that.

Gary Friend said so, you're going to not follow through.

Debbie Luzier said oh, I have a finished ordinance, but we don't have buy-in from the committee with that confidence to forward it to you for consideration.

Gary Friend said you already have a finished ordinance?

Debbie Luzier said yes.

Gary Friend said okay. That's what I wanted to get at. All this information here, it was like hey, we didn't get it done so you want to charge us more money. That wasn't the, that wasn't in the original contract.

Debbie Luzier said understood, yes. No, I have a finished ordinance.

Debra Johnting said it was done that year in September I think.

Mike said the committee should be by placement and not by person.

Debra Johnting said right, so.

Mike said so you always have somebody. So, when do you meet again?

Debra said we don't meet this month but I'll set one up either way.

Gary Friend said there's always time to get into discussion on this and there's months nothing happens, so there's no reason we should be finished spot on.

Mike said so, should we table this until you're ready to come back to us?

Debra Johnting yes, we could do that.

Gary Girton said I'll move we table it.

Mike said okay we're going to table it until you're able to bring it back.

Debbie Luzier said thanks for your understanding on this.

Mike said oh yeah, thank you.

Art Moystner – Rifle quote

Mike said Art Moystner. Sheriff.

Art Moystner said so, the only thing I've got this morning is that I had sent a copy of the proposal and I'd like to move forward on that. I think we discussed using ARPA funds.

Mike said and it's been how long since you've had new rifles?

Art Moystner said some of them probably ten years or better.

Gary Friend asked you currently have 20?

Art Moystner would need 18 for the vehicles, so we would have two extra's in case there was a malfunction. I could take one of them out of service.

Gary Friend made a motion to approve the purchase of 20 new rifles and the accessories that would go with them. Gary Girton seconded. All aye votes. Motion carried.

Art said one thing I would like to bring to your attention also, is I had a conversation on Friday and I didn't get the opportunity to email you. In talking to Cobalt Civil regarding the septic lines and some of the things we are doing. We have one more that ties into the blocks that is a septic drain that goes out. Cobalt Civil said they would quote it at the same if we would do that as kind of a field job for them. That if they get into this fall or next spring and it slows down and they could fill that in they would do the same thing to the other septic line that we have so those would be able to be accessed from the outside.

Gary Friend said that was included in the current quote?

Art said it would be the same figure as the current quote. I will have him send me a new quote.

Mike said it's probably not exactly the same job.

Art said it would be very similar.

Mike said I would be interested in seeing that quote. What you're saying is as they have time they will do it.

Art said correct.

Gary Friend said before the next meeting I will get over there and look at the kitchen.

Art said there are some things down stairs I'd like to show you. We can come up with a plan moving forward because we're going to have to put some work into that and I would like to stretch that over a couple of years before it becomes a problem.

Mike said okay. That's all you have this morning?

Art Moystner said that's all I have.

Mike said anything else for the sheriff?

Gary Girton said no.

Gary Friend said no.

Mike said okay. Thanks Art.

Mindy Peed – Vote Center amendment

Mike said Mindy.

Mindy Peed said the election board met earlier this month and we all voted to change the vote center location in Union City from Hoosier Place to the city building in Union City. With your permission of course, we have to amend the vote center plan to include that transition. It meets all our ADA requirements and it's more convenient for voters than Hoosier Place was.

Gary Girton made motion to accept the recommendation of the Randolph County Election Board. Gary Friend seconded the motion. All aye votes. Motion carried.

Mike said anything else for us this morning?

Mindy Peed said just some information. We also passed a resolution to just hold elections in Winchester, Union City and Ridgeville this year because we have no contested races in any other small towns. And then we also passed another resolution to reduce our dates and times. For early voting, it's only going to be two weeks of early voting. And then our Saturdays are 9:00 a.m. to 1:00 p.m., with Trinity Lutheran being our early location as well as the courthouse lobby. And our hours for absentee in the courthouse will be 9:00 to 12:00 and 1:00 to 4:00.

Gary Friend said can you reduce the time, that's not a state statute?

Mindy Peed said the state statute says we can do that, in a municipal election.

Mike said and if we have uncontested races we don't have to have election there either?

Mindy Peed said that's correct.

Mike said okay. Do you need our approval on that?

Mindy Peed said we do not, not on this, we're just informing you of this.

Gary Friend said I spoke to Mayor McCoy about the files from the Winchester Court, their records. What's going on there? Are those court records coming to the courthouse?

Mindy Peed said I have no idea. The last I was informed, and so were both of our judges, they were waiting to hear back from state court administration to find out when they were going to bring things, if they were going to bring things. I know the prosecutor's office was trying to dismiss several hundred cases that they didn't want to pursue anymore, and I don't know, I don't know where any of that stands.

Gary Friend said I guess when that begins to take place that will come through your office, right?

Mindy Peed said yes.

Gary Friend said will you keep us informed?

Mindy Peed said yes.

Mike said well I think it's the old records was what's at issue.

Mindy Peed said yeah, and that's what the prosecutor was trying to dismiss or one's that were still holding or open for years.

Mike said open, I think, potential, have a potential of being brought forth again. The prosecutor is trying to dismiss those.

Mindy Peed said uh huh.

Mike said okay. Does that answer your question?

Gary Friend said it does.

Joe Copeland – SJCA agreement

Mike said Joe Copeland, SJCA agreement.

Joe Copeland said good morning. I'm here about the next contract for bridge inspection. A four-year contract. This is the final year of the current one. So, next year, we'll start a new one, 2024 through 2027. It's went up a little bit. Federal highway is requiring more and more and more with these inspections. And it's costing us more. Of course, they pay 80%, we pay 20 over a four-year period. Total, not to exceed \$699,299.00. That's over a four-year period. And we pay it and then we get reimbursed from the state. The state's went to a new software and they're having a little trouble with it. So, I've not been on it yet. I don't look forward to it. Their maintenance on bridges, when they do inspections on bridges, they are finding what they call critical findings. In other words, if there's a problem with a bridge that needs to be fixed and how bad that problem is, depends on how quickly you have to fix it. Some of them, most of

them are 30 days. You have 30 days to repair. Some of them are like three days. So, we've had one, we had one here last year that was three-day, the rest of them were 30. We had like 7 different critical findings. Now, when we get those critical findings, we have to let the consultant know where we're at and how we're moving along. And then once we completed the repair, then we have to take a photo of it, send it to the consultant, and he, in turn, has to send it to INDOT. They want photos of all the stuff that we repair. So, that's an additional thing that they've added. They've added some other things about, they've got to do channel cross sections and things like that that they didn't have to do before.

Gary Friend said 699, is that four years total amount or is it?

Joe Copeland said yes. No, total amount, four years.

Mike said and that's the total amount for our share is 20% of that.

Joe Copeland said yeah, our share is 20%.

Gary Friend said we only have 20% exposure on this?

Joe Copeland said yes.

Gary Friend said where's the rest of it come from?

Mike said Federal.

Joe Copeland said Federal highway.

Gary Friend said and we've been paying it out of Cum bridge?

Joe Copeland said yes.

Mike said so what was the last contract total if you recall?

Joe Copeland said no, not right off hand \$400, \$400 and some thousand I believe.

Mike said so, and I presume that, I mean, we've gone through the process of scoring the other applicants.

Joe Copeland said yes sir. RFPs have been done.

Mike said and we've chosen SJCA and the state's approved our choice of them?

Joe Copeland said correct.

Mike said at this fee rate?

Joe Copeland said correct.

Mike said so, even with the increased cost, it's probably competitive with all the others.

Joe Copeland said that's what I'm figuring. We, this contract was submitted to INDOT for approval and they come back and said yes, you can now sign it.

Mike said what is a FHWA?

Joe Copeland said it stands for Federal Highway Administration.

Mike said okay. Thank you. And you're recommending approval of this contract?

Joe Copeland said yes.

Mike said anybody have any other questions of Joe?

Gary Girton said I'll take Joe's recommendation and make a motion to approve. Gary Friend seconded the motion. All aye votes. Motion carried.

Joe Copeland said also I laid back there on the back counter the most current bridge inspection reports, about that thick, 216 bridges. It's from last year. It's phase two report and it's fully completed, and sitting back there if you have any questions.

Mike said you just want one signature on this last page?

Joe Copeland said yes. Now they'll, after this, after we complete this, then there will be the agreement between the state and the county. And that will in turn, end up going to Mike for signature.

Mike said anything else to share with us this morning?

Joe Copeland said I do have a question. I overheard that they re-did the subdivision control ordinance.

Mike said it's in the draft form, yes.

Joe Copeland said would I be able to look at that?

Mike said sure.

Joe Copeland said well I dealt with it in Hancock. I dealt with it in Madison. And I dealt with it in Henry. And there's some things you should and shouldn't do I think. I'd like to look at it.

Mike said it's will be available from Debra Johnting at Area Planning Office.

Joe Copeland said okay. Is the thoroughfare plan a part of that re-zoning ordinance?

Gary Friend said I don't know.

Joe Copeland said okay. Alright, I'll check on that.

Mike said okay.

Gary Friend said what are you checking for?

Joe Copeland said huh?

Gary Friend said what are you actually looking for?

Joe Copeland said technical standards. In other words, widths of roads, the roads are curved, how thick the asphalt is or concrete, I mean, storm drainage, all that.

Mike said that is there now. I presume it's in the draft, the new one. So, we have one now and it has all that information, requirements.

Joe Copeland said I'd like to take a look.

Mike said yeah, if you want to take the time to take a look at that, that would be great.

Joe Copeland said okay, thank you.

Mike said I'm sure they would appreciate your help. Thank you.

Chris Peacock – Farm leasing (tabled from 8-7-23)

Mike said Chris Peacock and Lauren. Farm leasing which we tabled from our last meeting. I have one question. I know you are charging for the basic service \$9.00 per acre.

Chris Peacock said yes sir.

Mike said and then you are charging them 1% of the gross revenue.

Chris Peacock said yes sir.

Mike said so, as an example, if we have a, if we lease a hundred acres, if you lease a 100 acres for us at \$10.00 an acre, that's a \$1,000.00, we will pay you \$90.00 for the 100 acres?

Chris Peacock said no.

Mike said excuse me, \$10.00.

Chris Peacock said yes.

Mike said and then we pay you on top of that 1% of the rent we get?

Chris Peacock it would be \$9.00, be \$9.00 for a 100 acres at \$9.00 an acre plus 1% on, off the gross revenue.

Mike said regardless of what that revenue is, it's just 1% of that.

Chris Peacock said yes sir.

Mike said okay. I wanted to be clear on that. I was confused with that last meeting. I didn't know what that had to do with the flex rent and over and above. But, it's basically, any lease amount we receive, you're going to take 1% of that?

Chris Peacock said yes.

Mike said plus \$9.00 per acre.

Chris Peacock said flex payment as well as the base cash rent.

Mike said say that again?

Chris Peacock said the flex 1% the flex payment as well as the base cash rent.

Mike said right. Okay. I noticed in the contract you included the Brumfield that we lease to now, the 8 acres out by the airport, or roughly 8 acres.

Chris Peacock said yes sir.

Mike said and the pasture land that Dr. Howell has now, and has a lease agreement in place until the end of 2024.

Chris Peacock said yes sir.

Mike said so, I guess if we were to turn our acreage over to Halderman Farms for representing us in the market place, I probably would exclude those two.

Chris Peacock said okay.

Mike said one is, right now, we have pasture land. It's already leased so we wouldn't have to make that decision until next Fall. And we'd get an opportunity to see how you guys do for us this year. And the other, the 8 acres, it's surrounded by Ben's, Brumfield.

Chris Peacock said yes.

Mike said and I think it would be real difficult to try to find somebody else to farm that.

Chris Peacock said so what we would propose on Ben's ground is you know, nobody wants to take land away from a young farmer, so, what we propose on that is that the 8 acres be included in the rest of the airport crop land as far as for bids, and then Ben would have the opportunity to match that bid on the 8 acres of what the land that used to be owned by the Brumfield family.

Mike said okay.

Chris Peacock said that way it would be fair to the county and fair to the Brumfield family.

Mike said and if you could, just refresh on how you would go about getting the bids.

Chris Peacock said so we would abide by the county rules on that as far as how many days would need to be posted in the newspaper, the local newspaper, and then we would also mail letters out to many of the farmers in the area that we feel would have interest in this. And make sure that word gets out, so anybody and everybody that has interest in farming the county land would have an opportunity to bid on it.

Mike said and is all that, is that expense included in your fee?

Chris Peacock said it is.

Mike said okay. That's the questions I had.

Gary Friend said I don't have any extra questions. The only thing that is in my mind is, I don't have a problem with what you guys are doing. Tom Chalfant said that he would do it for us. But in the long haul, I don't know if we'd be better off to apply it to somebody like your firm and go on, nothing against using Chalfant at all. I can go either way with it. I'm not against it. I'm going to put it that way.

Chris Peacock said okay.

Gary Friend said and to be clear, Mr. Brumfield will always be able to have that. Does anybody know why that 8 acres is there? Is it a right-of-way for the airport's flight path?

Mike said I presume it is.

Meeks said I think at one point that, I don't know this, you'd have to ask the airport board, but I thought they were going to make the runway that way, and not, where they went the other way.

Gary Friend said did the county take that by eminent domain?

Meeks said I think they were going to take the whole thing. And this is well before my time, by the way.

Mike said yeah, the airport's plan is to go the, to extend it even further the other way.

Meeks said right.

Mike said and so they have no interest in that. But it might be a protected area.

Meeks said that's what I've been told, some sort of protective, something or other.

Mike said and, in your experience, and I think I mentioned two weeks ago, that what we had done in past is taken the Purdue average state, that's what one of our tenants told me, is how that was calculated. But, in my experience, I'd say we probably could find something a little more than that.

Chris Peacock said so, Randolph County Leasing, Crop Land leasing is a little more aggressive than what the Purdue survey shows normally.

Gary Friend said did we ever go below the Purdue? Or is that like the bottom base line?

Chris Peacock said it's more like a bottom base line.

Gary Friend said well, I've talked to a few people that's very happy with your service, especially governmental.

Chris Peacock said glad to hear that.

Meeks said I would tell you Chris, you weren't privy to, it was me that brought up that you know, those 8 acres probably should always be farmed by whoever that farmer is, and then the county might just carve that out. And that's kind of up to you guys. I wanted to be up front with you. I've told you before, right?

Chris Peacock said it's whatever the county feels is right.

Meeks said yeah. I'm certain that some farmer will go in there and just farm those 8 acres, but it would be a headache for most farmers.

Chris Peacock said I think to be fair to everybody though, with that carved out of Ben's land, he should have the right of first refusal on that.

Meeks said absolutely. I think that, whoever owns that field should probably be farming it, yeah.

Chris Peacock said and then the question is.

Meeks said Ben or whoever. Ben sells it, it should be whoever is the next farmer too.

Chris Peacock said so the question is how do you keep that fair to both Randolph County and to Ben?

Meeks said right. Absolutely.

Gary Girton said it would be almost impossible for somebody to farm that because it's so erratic, you almost have to have it staked and surveyed and so on and forth. It's just would be way, it would be too challenging, I think. But I like that. That's what I like about your services is the flex. I think that's a great program. I think it's something that we could have used from the past and start benefiting the county. So, we have not had that option. And I think this will be beneficial to us. And also beneficial to the tenants of the land. And I like also, the fact that you monitor the soil. I think in this day and age, that's crucial.

Chris Peacock said thank you.

Gary Girton said so I'll move we accept this contract as presented to us.

Gary Friend said minus the pasture land for this year?

Gary Girton said yes, because it's already leased.

Mike said let's just do it this year, and if things go well, we'll include that.

Gary Friend said I have one more question. How does the renewals go?

Chris Peacock said renews automatically unless one side or the other wants to amend it.

Meeks said Chris will come once a year, make a presentation with the renewal, basically.

Chris Peacock said yeah, I'll make presentations. I've put in the proposal that I would, that we would present to you twice a year, we'll appear before the commissioners as often as what you would like.

Gary Friend said the renewals are automatic until there's an issue between either of the parties?

Chris Peacock said yes.

Gary Friend said okay.

Gary Friend seconded the motion. All aye votes. Motion carried.

Chris Peacock said along with this, we need to access the Farm Service Agency so we have to have a signed release from the Randolph County Commissioners for that.

Mike said we can do that. We need to sign the lease too.

Aaron Black and County Superintendents

Aaron Black said well first of all, thank you so much for having us this morning. We actually are not coming this morning in ask of anything, just kind of an update to the commissioners on

some work that three of your county schools have been working on here the past three or four months to develop what we're calling the Rural Alliance Zone. Just to level set, Randolph Eastern was fortunate enough to apply for and earn a 3.3 million-dollar grant. And the main intent of that grant was to create equitable access to quality pathways for all students, specifically in our district. But, for us to do that, we need our friends, Monroe Central and Randolph Central, and eventually, some other schools to jump on board. So, that has led to the initial birth of what we're calling RAZ 32, a Rural Alliance Zones and 32 comes from the corridor right next to us here, highway 32. So, each school board has heard this presentation over the past two weeks and signed a letter of intent. The letter of intent has put us in a place at which we can continue to pursue this agreement and this work together in the future. So, I'll go through this. I won't read word for word to you, you're all more than capable. But if you have questions, stop us and, between the three of us, we can certainly answer those for you. The shared values for RAZ 32, obviously, putting students first, strengthening Randolph County, and particularly, our rural communities. The importance of community pride and identity and collaboration that clearly makes us stronger and allows us to provide more opportunities. Our challenges, limited talent pool for specifically, the teaching staff for the pathways that we're trying to obtain. Our enrollments have seen somewhat of a decline and levelled off here in the past couple of years. And then, obviously, funding has not kept up with the demand of quality pathway requirements.

Rolland Abraham said can I interject something there about the funding?

Aaron Black said yes sir, absolutely.

Rolland Abraham said I want to thank the board of Commissioner's in the county for funding our welding program. That renovation is nearly complete. They're actually doing the fume exhaust system, and that'll all be done. And so, I appreciate that. But one thing I want to say, and one reason why this is so key is that's by far the most expensive program that Randolph Central operates. And by the way, we now have two teachers that are both former teachers from Hobart Steel Welding Technology, which was a miracle. I can tell you the story if you want to hear it. But anyway, but I need, we need more people coming through that program because of the cost of the program. And right not, it's only been open to the other schools that morning period. Well this would open up that and make us, help us to fund that program across all of our schools, and eventually more than three.

Gary Friend said is their transportation provided to get children from?

Aaron Black said it's, that's a great question. So, now that we've all signed the letter of intent, the next step, this we'll follow this up towards end of presentation, is for us to work through, you know, the logistical pieces, and before we sign that MOU to move forward with. So, the opportunity here is obviously, create choice and improve the programs that we already have. Rolland spoke to his program. It's top-notch, and again, I know that the commissioners of the county has been a big player in funding that, but just making sure that we're very intentional about getting students to those programs and filling every seat that we can. This idea is not born of its own. We took a group of 17 of us to southern Texas, down around Corpus Christi. And this rural Texas is far more rural than Randolph County. They had three schools that worked together, and their rural alliance zone, it's not rural alliance zone, it's called the.

Rolland Abraham said Innovative, Innovation Zone.

Aaron Black said yeah, Rural Innovation Zone. And their schools were about an hour apart, but each school had found a program to specialize in. One was a medical program, the other was a welding and trade program, then the other school offered an early childhood and stem program. And they figured out the logistics of moving kids an hour apart. So, for us, in Randolph Central, pretty easy. We're talking 8 miles between our building, right down Union City Pike. So, we should be able, to your point, the transportation seeing that figured out at a much bigger level and their logistics figured out, that's really kind of motivated us, say we can get this done at a much higher level.

Gary Friend said is any one school a hub, like Central, is that the hub? I know Monroe Central will be coming from the west.

Aaron Black said yeah, so, the design.

Gary Friend said my question is, will somebody come from Monroe Central all the way to eastern, for a class, and how long would that take? Is that just a 45-minute run?

Aaron Black said about a 30-minute one way.

Gary Friend said 30-minute?

Aaron Black said yep. And to be honest with you, the goal is to include Randolph Southern, Northeastern is a school we would like to have because they already send student to Roland and even getting out as far as Wapahani. The biggest logistical challenge that we find is not getting to that class. It's the classes that go around that. So, how's that kid get the English when they're on the road for an hour a day and those type of things. But we are all sending students to, for us, we're sending kids, students to the career center in Muncie, and that's an hour and ten minute one-way on a bus.

Mike said and each of these three districts have their specialized?

Aaron Black said yes.

Mike said and you have agribusiness at Monroe Central, and do you have Kiss tv and communications?

Aaron Black said yes. Yeah, we're developing a medical pathway with our funding from the state. And I know Monroe Central is talking about an early childhood pathway. So, yeah, we all have leaned into a unique strength that we have.

Rolland Abraham said and we also have the precision machining and we've been training CDL drivers for local industry here recently, and can probably expand that to high school students as well.

Aaron Black said so what are our features here, Rolland do you want to go? Are you ready? Or you want me to. You like the vision. I'll give you the vision.

Rolland Abraham said alright go ahead.

Aaron Black said alright. So, the features here, obviously two-plus districts are seen here today, the three of us have come together just because it was a natural fit as far as transportation goes. But the hope is to include other schools in the future. Business industry leaders have been at the table. We'll see in just a little bit, but the community foundation, Randolph County United will be a part of our board as well. And then, Ivy Tech Richmond has been a huge partner in supporting this work. Actually, got news that they're going to share later today, but they earned a grant that's going to help us fund a role that's going to be pivotal to make even this happen. So, what is RAZ 32? Right now, it's made up of three school districts here today. Ivy Tech, the Community Foundation, East Central Education Service Center which is Katie Lash and the Randolph County United, Daniel Baker, will be a part of the program as well. This is Rolland's favorite part.

Rolland Abraham said well this is just an awesome mission statement, so I'll read this because it is so good. Small districts working together embodying the heart and strength of rural Indiana to prepare and support students, families, educators and industry partners in the creation of a vibrant and successful regional economy and flourishing community. And so, obviously, that's the goal. I mean, we want every student, and it should not depend on whether they're at Randolph Central, Monroe Central, or Randolph Eastern, or any other participating schools. That should not determine their opportunity. So, we want to break down those barriers and cooperate, and we've cooperated over the years. We could sit here and name a lot of things. But this is like cooperation on steroids, and we want to really make this work. Obviously, the vision is to equitably expand access to high quality college and career opportunities for all students.

Aaron Black said so your steering committee for Randolph Eastern, myself or Mr. Adams, Justin Jones, is our community outreach coordinator, and then Jason Loomis is our high school principal. Randolph Central is represented by Mr. Abraham, Julie Northcutt and Karla Reed. Monroe Central is Adrian or Ann Taylor, Nick Middleton, their high school principal and Sharla Moran, their high school counsellor. And then representing Randolph County's Chad Bolser the chancellor at Ivy Tech Richmond, Katie Lash, Daniel Baker and Lisa Jennings. And they've all gladly accepted to be a part of this process.

Rolland Abraham said and I will say I'm an Ivy Tech Richmond trustee. And they are fully on board with what we're doing here. And they went to Texas with us. It's pretty exciting and they're excited about it.

Aaron Black said and last page there, speaks to the timeline again, so, we've completed the 2023, summer 2023 tasks. All schools have signed the letter of intent, which give us kind of permission to move forward here and to contract negotiations, of what were talking about there is hiring an executive director for the roll to oversee the logistical piece of placing kids in multiple districts, and just working out the MOU, the details of how much are we going to charge a kid

that's going to go to a welding program, or how much is it going to cost for a kid to go to our medical or tv pathway or to early childhood. So, now that we have a letter of intent, all our boards are on board with moving forward. We start with moving through these logistical things that you've seen with the hope of launching this next summer, August of 2024. But, in order to do that, we have to be ready by January of 24, because that's when our students really start scheduling. So, I would imagine by the end of this calendar year, November, December, each school will be taking students around to each district, where they'll see presentations and hear about the courses being offered. And again, our intent would be that every freshman at some point, gets over to see those programs so they know what their opportunities are in the future. I remember when I was in front of the commissioners three or four years ago and you gave Kiss tv a \$100,000.00, and you've given our patching printing program about \$60,000.00, and the one thing that you've said over and over again is we're going to give you this money, it needs to be accessible to every county student. And I feel like this is some things riding to the commitment that it's holding our feet to the fire, for lack of better words, for the funding that the commissioners have blessed us with in the past.

Gary Friend said I'm glad to see this path going. I was on the committee to collaboratively getting the county together. This is turning Randolph County into a large campus, sort of.

Aaron Black said correct. Yep.

Gary Friend said a couple questions I have, one, is if you have children that can't afford some of this, what's the pathway to get them affordability?

Aaron Black said so they, cost should never, as far as the students, should never be a deterrent, because that, so, for example, we get \$2,000.00 I think, a kid, roughly, \$1,800.00 for a kid that takes the program at Winchester. So, Randolph Eastern would pay to send that student there, and we would take care of the transportation. I think in the future, honestly, if you say okay, what's, how, how are you going to ask the county to help us, I think possibly with the transportation question, and then helping us continue these programs on the cutting edge so kids just have the best in front of them. But cost should never be a deterrent.

Gary Friend said no, education is the pathway out.

Aaron Black said correct, right.

Gary Friend said I have one last question. It's based on Monroe Central. On the drone part that we had got involved with the commissioners. You see drones everywhere. It just come to my mind one day, I was going down 28 and I69 and this drone seemed like about half the size of this room was landing in the field. How's that drone program going and is there another level for it in this?

Adrian Moulton said well we lost our instructor, Mr. Black is talking about. This is very difficult sometimes to replace those. But we do have the drones.

Gary Friend said this part of this collaboration?

Adrian Moulton said yep, it is.

Aaron Black said yeah, so Monroe Central precision agriculture is something that, again all, we're in Randolph County, no school in Randolph County in their right mind would drop their ag program, because that would just be a bad day for us. But for us to collaborate and go over to use the greenhouse that he invested in, that makes sense. We all can't do everything in the ag field and for Monroe Central to take on the precision ag.

Mike said what ideas have been thrown around to fill that hour of transportation that that child loses in curriculum?

Aaron Black said so, some things that we've seen, that's a great question. In Texas, one thing that they allowed students to do, so, say I've got a student that needs an English 12 credit, but really wants to take precision ag at Monroe Central, if he's got English 12 before or after that, maybe that student stays at Monroe Central with that teacher and takes English 12. Those are the type of things that we've got to be flexible on to make sure that our students have the opportunity to be a part of these programs. The other thing is on line classes. Teachers share, that's something that's happening, and that's where kids can take a class with a teacher at Monroe Central or from Union City, but be a part of teacher share. And a lot of it is on line. And they actually have to just be in class once or twice a week. That's done virtually. So, just looking at virtual options and also just looking at scheduling and saying, dropping our pride a little bit and saying yeah, that senior can take English 12 over so they can meet their graduation requirements, and we're a big part of the program.

Mike said can they do on line while they're on the bus?

Aaron Black said 100% yep.

Mike said the buses aren't equipped for that now, are they?

Aaron Black said for these kids, it's going to have to be.

Mike said I'm just wondering. We found out last month that we've earmarked \$800,000 for The broadband. I'm just thinking if you're looking at needing help in the future.

Aaron Black said are those ARPA funds?

Mike said no, it's Windfarm and EDIT for broadband, and I think we're going to talk about that a little bit this morning, later on, what we do about it.

Rolland Abraham said yeah, that could be key, outfitting those buses we're transporting kids on so they have access during that time would be great.

Gary Friend said seeing what Mike said, if they are able, it's a thirty-minute ride you'd say, from Monroe Central back, could they just get off the bus, go straight to study hall and finish the 30 minutes where they're on line, even their own school, I mean, I don't know how interactive the classes are. Those things are coming. I think that's all the time or whether it's a stay-home-day or not.

Rolland Abraham said and a lot of those are the details we're about to start working out.

Gary Friend said I can see it working. It's a, a few layers.

Mike said any other questions?

Gary Girton said well I think it's a great program and I've been supportive of different programs the last several years, and I can see a growth. I do think we need to move forward promoting of our programs at each school, of the three schools in order to get other students. I know there's other students out there in the county or surrounding schools that could benefit from these programs. But we've got to get access to them. We've got to promote the programs and get these students coming and seeing, rather than just talking about it. They've got to come and look at it and see what you have to offer. So, I think this is, as I've said before, I think this is a crucial point that we've got to do that in order to move forward.

Aaron Black said appreciate that.

Mike said very good.

Aaron Black said thank you.

Bob McCoy

Mike said Mayor Bob McCoy. Have anything for us this morning Bob?

Mayor McCoy said we just received a feasibility study on Friday. I haven't really had a chance to go totally through it, but it a nutshell, close to \$800,000.00. We would be tearing the center portion down, the former Rainbow room, and rehabbing the main structure. I think they had in there \$385,000 for tear down of the Rainbow room, and then \$400,000 to rehab the main structure. That's their, I'll call it their recommendation. So, Greg Beumer's got a copy of that. They'll start working on that and see if we could possibly get the grant just to tear that portion down, or are we allowed to tear the whole thing down. Still a lot of logistics to work out as to whether we can tear the whole structure down or whether we, it's kind of iffy either way, but the main thing is that middle section does need to come out of there. They did agree with it on that so, we'll start working that direction. I appreciate Gary bringing up the courts. And Meeks basically, stated as well, it's pretty cut and dried as far as what state code says regarding the closure of a court and transferring of records, and assigning new case numbers. I know it's not in you guys' wheelhouse but, I just wanted you to all be aware of it because we, council dissolved the courts last year, and we've been trying to communicate over here to make things happen because I mean, here we are, going to be in September shortly. The cases are numerous and we may have somebody call that's been ten years out saying hey, I just got my license

pulled. And this is why, and that case that's in the old barn there by the city building in a box. And we've got to basically, go pull it out. So, that's something that this courts going to have to be dealing with come January, because we won't have any funding at that point. And basically, we're out of the picture other than trying to assist in whatever way we can to get that done.

Mike said and these are just the old cases?

Mayor McCoy said yes.

Mike said the new ones are going to Union City?

Mayor McCoy said new cases all go to Union City, and there have been many cases dismissed. But you've still got so many floating around and it's, I mean, it's, it could be up to thirty years-worth of stuff.

Mike said I wouldn't know how he'd know which ones to dismiss of those old cases.

Mayor McCoy said that's out of my knowledge.

Mike said well if we can help you in any way, let us know.

Mayor McCoy said okay.

Mike said any questions of Bob?

Gary Friend said no, thank you.

Gary Girton said no.

Other Business:

Payroll Claims \$278,358.90

Gary said okay, brings us to Other Business. First item is our payroll claim which is at our place in the amount of \$278,358.90. I'd entertain a motion to approve.

Gary Girton made a motion to approve. Gary Friend seconded the motion. All aye votes. Motion carried.

Regular Claims \$1,812,332.89

Mike said we received a copy of our regular claims via email. I trust everyone's had an opportunity to review those. Are there any questions or comments regarding the claims?

Gary Girton made a motion to approve. Gary Friend seconded the motion. All aye votes. Motion carried.

Housing Resource Hub claim \$2000.00

Mike said next item is a Housing Resource claim in the amount of \$2,000.00. I'd entertain a motion to approve this claim.

Gary Friend made a motion to approve. Gary Girton seconded the motion. All aye votes. Motion carried.

Randolph County United claim \$18,467.66

Randolph County United Tourism claim \$2,365.66

Mike said the item, next three items are claims from the EDIT fund. Excuse me, I skipped two. Next two items are Randolph County United claim in the amount of \$18,467.66, and the Randolph County United Tourism claim in the amount of \$2,365.66.

Gary Girton made a motion to approve both. Gary Friend seconded the motion. All aye votes. Motion carried.

Fountain Park Cemetery Claim \$2,000.00

Mike said next claim is the Fountain Park Cemetery claim in the amount of \$2,000.00, which we approved as an EDIT claim. Entertain a motion to approve that claim.

Gary Friend made a motion to approve. Gary Girton seconded the motion. All aye votes. Motion carried.

Randolph County United Open for business claim \$8,000.00

Mike said the next is another Randolph United Open for business claim. I don't see anybody here from Randolph United. I was just curious if they've had any takers for that to participate in that. I'd entertain a motion to approve this claim.

Gary Girton made a motion to approve. Gary Friend seconded the motion. All aye votes. Motion carried.

Town of Ridgeville windfarm claim \$150,000.00

Mike said next is the town of Ridgeville. This is a Windfarm claim in the amount of \$150,000.00 for their water tower repair. I'd entertain a motion to approve this Windfarm claim.

Gary Girton made a motion to approve. Gary Friend seconded the motion. All aye votes. Motion carried.

Interlocal agreement with Henry County

Mike said brings us down to the Interlocal agreement with the Henry County for the use of a road edger at the cost of \$70.00 per day. I believe Mike was here at our last meeting. I don't see him out there today. But he was here at our last meeting and indicated he needed this road edger and was going to bring this forward. It's a pretty standard cooperative agreement.

Meeks said it's exactly like our other one was with Henry. But instead of whatever it was type.

Gary Friend said change to the edger.

Meeks said yeah.

Gary Friend made a motion to approve. Gary Girton seconded the motion. All aye votes.
Motion carried.

Weber Office maintenance agreement (tabled from 8/7)

Mike said next item is the Weber Office maintenance agreement which we tabled from our last meeting to, so, yeah, we thought the color copies were a bit steep in here, but it looks like the old rate was .0495 and the new rate is .06.

Mike said I've got to find them here. It was like, these are 4, almost 5 cents, and I think the new one is, the new one is 054. So, black has gone up 6/100th of a cent and color has gone up 10%. So, it looks like about a 10% increase on those is what we talked about. So, it just seemed color was high, but it's not, compared to what we're paying.

Gary Friend made a motion to approve. Gary Girton seconded the motion. All aye votes.
Motion carried.

ARPA amended agreement (tabled from 8/7)

Mike said next item is our ARPA amended agreement, which we tabled from August 7th, which we amended this morning by adding the sheriff's rifles to it. So, we will table it again until our first meeting in September.

\$400,000.00 Broadband discussion

Mike said which brings us to our \$400,000.00 Broadband discussion, which as I kind of indicated earlier that we do have records and notes where we appropriated it both out of EDIT funds and out of Windfarm funds. So, I guess, I don't think our intention was to ever fund it to the tune of \$800,000.00.

Gary Friend said return \$400,000 out of the EDIT Plan?

Meeks said it would be easier just to amend the EDIT plan. You don't need additional approval.

Mike said okay, I think so.

Gary Friend said yeah, me too.

Mike said does someone want to make that motion?

Gary Girton said what are we doing?

Mike said take it out of EDIT, going to remove it out of the EDIT plan.

Gary Friend said amend the EDIT plan.

Mike said amend the EDIT plan to remove the 400,000, then the 400,000.

Meeks said where did you guys actually pay it from, Laura?

Laura said we haven't.

Mike said well the Tower King, Windfarm.

Laura said the Tower King, we, no, we paid that from, I'm pretty sure, wasn't it EDIT? We paid that from EDIT.

Mike said we paid that from EDIT.

Gary Girton said I think, from my perspective, I think we ought to leave it in EDIT. There's money in the Windfarm because according to tech committee, moving forward I think our feeling has been all along those programs should come out of EDIT. I think we have more options in Windfarm to utilize that money. In my perspective, I think we ought to leave it in the Edit Fund.

Mike said well we've already paid some out of EDIT.

Gary Girton said we've already paid some out of it. But to me, right now, the way we're looking at the broadband it justifying the use out of EDIT.

Mike said is that a motion?

Gary Girton said yes.

Gary Friend said I don't understand it though. I mean, are you wanting to leave the \$400,000 as an expenditure from EDIT or amend the plan to not use it from EDIT?

Gary Girton said no, leave it in EDIT.

Mike said he wants to leave it in EDIT and reverse our decision on Windfarm.

Gary Friend said if we were to do that, if we take some action to help the educational system out of here. It's going to be a lot easier for the commissioners to operate using it from EDIT than it is to go through the Windfarm process.

Gary Girton said that's what I said. That's what I want to do.

Gary Friend said then that's what we're saying, the same thing?

Mike said yeah.

Gary Girton said that's what I'm saying I want to do.

Gary Friend said okay. That's what I want to do too.

Mike said okay. So, the motion is that we will.

Meeks said I'm confused.

Mike said stand by our decision that the \$400,000 for broadband development is coming out of EDIT.

Gary Girton said right.

Mike said and we are reversing our decision made previously to take it out of Windfarm.

Gary Friend said I guess I don't understand it that way. If we're going to leave the broadband in EDIT, then we won't open that \$400,000.00 up for education out of EDIT.

Mike said it would be broadband. I mean, it would be broadband education.

Gary Friend said okay.

Mike said we didn't identify it as, although the idea was that they were going to build a tower, but we didn't restrict it with building a tower. But, when we approved it out of EDIT, the purpose was to develop broadband in the county. For me, I think, educating, they need to educate about broadband is broadband development.

Gary Girton said right.

Mike said it's not infrastructure. It wasn't earmarked as infrastructure with broadband.

Gary Friend said right. I agree with the infrastructure, what he said. I was just thinking that the educational portion was more of an EDIT function using the funding there. But if it is an EDIT fund it's an educational function using Windfarm funding already approved. I still have a little bit of thought in my mind on this broadband. The people who are going to make that work are going to be large corporations. I don't know how were going to be able to do it at our level to get this pulled off. It's kind of above us, a utility scale project, not really a county scale project. And that's why I think he struggled getting it anywhere is because it belongs with the large-scale utilities, not with us trying to be a partial utility owner. I don't have a problem. I guess I was just not understanding where we were going. I, personally, I'm not totally against it. I personally, believe if we leave the funding in EDIT, let that stay with, cause it's going to be relieved if we haven't spent it, that then there will be more EDIT funds available to help build the educational system that's possibly going to have to happen.

Laura said I think they're talking about taking that educational thing out of that \$400,000 from EDIT. Right?

Gary Girton said yes.

Mike said yeah.

Gary Friend said but it's not going to be tied totally to broadband. It's going to be tied to just education?

Mike said no, it's the technology committee that's going to be recommending how we spend that money. So, it would be for broadband.

Gary Friend said I don't know how the technology committee is going to.

Mike said but that's their charge.

Gary Friend said it is their charge. But I think, I think the charge, I think it's above and beyond that, to get broadband nationwide and countywide is a utility scale move that's going to be taking place above, completely above county government.

Mike said but an example would be what we talked about this morning. If we spent that \$400,000.00 on part of it equipping buses with broadband.

Gary Friend said I'd do that. Okay.

Mike said that's what I would be in favor of.

Gary Friend said to be able to receive broadband.

Mike said no, we've already determined that Towers aren't something that we want to do.

Gary Girton said the tech committee has been working with Charter and with Watch particularly, and both of those companies have walked through the bidding process.

Gary Friend said right.

Gary Girton said certain sections of the county, and both of them are working. As I said before Charter has been working all summer putting in broadband at the south eastern part of town. Watch has got the northwest and they're looking at putting in a couple of towers. So, we've backed, the technology committee has backed completely away from it, from the providing of that, to going into wanting to educate people on how to use it, maybe even coming along in different ways.

Gary Friend said I understand. I do. I'm good.

Meeks said so what the EDIT plan says is a sum of up to \$400,000.00 for Randolph County to use to provide broadband services to residents of the county as well as upgrade broadband infrastructure. So, I don't think you need to change it at all.

Mike said then so, we really don't need a motion for that.

Meeks said no, you just would rescind the windfarm funding.

Mike said we have to determine whether we want to rescind our Windfarm funding of \$400,000.00

Meeks said right.

Mike said we could vote to do that.

Gary Girton said I do, I'll move that from the commissioner's rescind their commitment of using windfarm funds in the amount of \$400,000.00 for broadband.

Gary Friend said do we need to do that?

Meeks said actually, you guys just do it, then they can't pay, if the council still wants to do it.

Mike said well they'd have to give us a reason to do it.

Meeks said well they'd have to come back.

Mike said and I mean, there's other, I guess we could call them opportunities, we know from Randolph United that the speedway would love to have fiber ran through the speedway out there. We talked about running fiber the highway garage as well. So, maybe that's something we could consider.

Gary Girton said well Watch is also looking at the speedway.

Mike said so, I have a motion and I'm going to second the motion. Remove the Windfarm, rescind the Windfarm decision, the broadband. Any further discussion?

Gary Friend said no.

All aye votes. Motion carried.

Farmland ambulance building and funding discussion

Mike said Farmland ambulance building and funding discussion.

Gary Friend said I think the discussion just has to go forward, what do we want to do and if we want to go forward, how are we going to go forward?

Mike said any thoughts Gary (Girton)?

Gary Girton said well I know by attending the Farmland county council meeting they're tickled to death to have us there, but they'd also like us out of the building. So, I think, it's kind of, they're not pushing, but they want a long-term plan. And they certainly want the county to stay in that area. I think, from my perspective, the little discussion I've had with Duane that he wants to stay there.

Mike said in Farmland?

Gary Girton said right.

Mike said well it would be an investment for the county, and an investment in the county. So, what, I guess the question would be if we say we want to build an ambulance building in Farmland, what is our next step?

Meeks said get request for a proposal, you get an agreement with Farmland to transfer that real estate, and then you get an RFP or you hire an architect, or you hire an engineer to design the building.

Gary Girton said we're talking about the property, whatever street that is.

Laura said Jackson.

Gary Girton said yeah, Jackson.

Meeks said I can get an agreement to have them transfer that real estate pretty easily.

Gary Girton said I'm pretty sure they voted on it, transferring that land.

Meeks said oh, we'll give it, we'll give it, a contract, resolution.

Gary Girton said check with Jason but I'm pretty sure.

Meeks said I'd want to get title insurance, make sure it's clear.

Mike said right. So, once we get the real estate, then.

Meeks said that won't be, that's a week or two.

Mike said and then we just request proposals?

Meeks said or however you guys want to do it.

Gary Friend said what's the least expensive way and legal way for us to do it?

Meeks said well it's going to be over \$250,000.00, so you're going to have to hire.

Mike said but could we hire and design build firm?

Meeks said yeah, design build. The personal service.

Mike said could we limit that in our request for proposal?

Meeks said you can.

Mike said we don't have to bill through a full-flown engineering firm?

Meeks said you can do anything you want on those, because that's a personal service. You can hire a design build without going to bid. These are personal services.

Gary Friend the design build is pre-engineered, like Briner?

Meeks said I don't know what Briner is, but yes, I would, yeah. They have those.

Mike said well what do you think? Do you want to go that route in Farmland?

Gary Girton said have we had any estimates of design or cost?

Mike said I think we did.

Gary Friend said yeah, we did. Between \$350 and \$400,000.

Meeks said didn't you have an engineer or somebody.

Gary Friend said Butler has a pre-engineer structural building that's already had the engineering done.

Meeks said I think that's an engineered.

Gary Friend said an engineer's building.

Mike said a pre-engineer's building?

Meeks said it's just when you go out to bid, to actually bid.

Perry Knox said Mike?

Mike said your name is?

Perry Knox said Perry Knox.

Mike said thank you.

Perry Knox said you might look at a build-operate-transfer as an option.

Mike said repeat that?

Perry Knox said build-operate-transfer as an option, a BOT. Those are being used a lot more now.

Gary Friend said is that where you buy it, you buy it off of them when they're done?

Perry Knox said correct, yes. You have a little more control of the project.

Gary Friend said I talked to the, I went to the meeting in Conner Prairie, and I talked to an individual that does that. But, I thought we could even get by without even going that route, being involved with them, because that's a lot to do with the appraisal and the acquisition of real estate. We don't have that. But, I'm probably going to give them a call anyway.

Meeks said well you can hire an engineer firm, and architect firm, however, you don't have to do those requests for proposals for that. You don't have to do an RFP for that, since they're personal services.

Gary Friend said but if we have a pre-engineered building, that's the route we take, then basically, down to quote from a pre-engineered building folks.

Meeks said right, exactly. Then you quote those out.

Gary Friend said you just quote those out, or spec them out.

Meeks said or spec them out. Then if you want to hire a general contractor or somebody, owner's representative, that would be up to you guys. With all the problems we had with the courthouse, I would be very hesitant not to get one.

Mike said get what?

Meeks said get somebody, an owner's representative, that's now one of you guys. Not that you guys wouldn't be qualified. I'll put it this way. We put another million and a half back into this Courthouse.

Gary Friend said we did.

Meeks said would have been nice to have.

Mike said I don't know if you've seen this or not. Maybe you weren't here when we looked at that.

Gary Friend said I think I emailed it.

Gary Girton said I haven't seen it.

Gary Friend said you did see it, Gary?

Gary Girton said no.

Gary Friend said I think I emailed it to you.

Mike said we're looking at two bays, and a day room, two restrooms.

Gary Friend said here you go Mike, you can give this. Gary, I'm sure I sent it, but if not.

Mike said 30 by 50.

Gary Friend said two bays and a day room, 14 foot to the square. Two doors.

Meeks said do you have an address for that, a street address?

Gary Friend said it's on that down there.

Meeks said do you have a street address, Gary?

Mike said I can't tell if Debra said it would fit or not.

Gary Friend said yes, absolutely.

Mike said okay.

Gary Friend said we have to move it a little bit to the west because there's a little bit of a flood zone.

Mike said Debra Johnting said it would fit.

Gary Friend said yep. It might be in her email. I'll look.

Mike said 301 East Jackson.

Gary Friend said it's two lots.

Meeks said okay. Two lots. We'll get a title search done. Might as well.

Mike said I think we should. What do you think, Gary (Girton)?

Gary Girton said I agree.

Gary Friend said we should, just to take the next step, I can bring it to the next commissioners' meeting, a gentleman that does this who I met Wednesday. He's been doing it for Huntington. And I suppose the Huntington commissioners are thrilled with him.

Mike said so, someone, is this the consensus to go to the next step?

Gary Friend said just to make, yeah.

Meeks said I'll get the resolutions together for both Farmland and you guys. And we'll get the title search. We don't want to get, we don't want to take possession of it until you guys know that's what you want to do. Can we hire a builder? How about that?

Gary Girton said we already went through giving it.

Meeks said I know. We already went through that process. We've already given it to them once.

Gary Girton said we don't want to give it back.

Gary Friend said okay, so, we'll just take the next step the next meeting in getting a title search done?

Meeks said and I'll talk to their attorney.

Mike said that brings us to the end of our agenda. Laura, do you have anything for us this morning?

Laura said no.

Mike said Laura doesn't have anything. Meeks, do you have anything for us?

Meeks said I do not.

Mike said Meeks does not. Gary Friend, do you have anything for us?

Gary Friend said no, I do not.

Mike said Gary has nothing for us. Gary Girton?

Gary Girton said Meeks brought up an email of Camp Yale or Camp Slingshot as far as surveying.

Meeks said right. I think if you're going to transfer, I know they're coming in on the 1st of September. But, I had talked to Ed several years ago now, that there's a little section on the farm that has the septic. And so, we either need to, we need to have that addressed if you're going to transfer it. I think, personally, I'd have to pull out, I don't think there's a survey of that.

Ed Thornburg said there needs, well, they've, there needs to be a survey done, because there's a couple things that never got included when it was transferred the last time.

Meeks said it looks pretty historical. The survey looks pretty historical. It's not hieroglyphics, so that's good. But, if you're going to transfer it to them for something below, you know, appraised value, I think that would be a cost that they should incur. I don't think they wouldn't incur it.

Ed Thornburg said I've got the stuff I figured up earlier filed with the auditor.

Meeks said yeah. On September, we'll see what happens.

Gary Friend said they're going to have to agree not to put a lien on that particular property for any reason.

Mike said not to what?

Gary Friend said put a lien on it. Part of their discussion wanting to borrow money.

Mike said I thought they said they could borrow money against the other lot.

Gary Girton said that's what they said.

Gary Friend said but, one of his discussions was down the road, they wanted to continue to expand.

Meeks said a restriction on placing a lien on it, I'd have to check.

Gary Friend said I don't want to, personally, have them place a lien on it.

Meeks said I'm just, don't know how that works. I'll have to look that one up. We're going to give it to them outright. But, we can say you're not going to put a lien, and then if you put a lien, I guess your, I'd have to think about it.

Gary Friend said right. If they put a lien, we would be covered.

Meeks said well.

Mike said I would suspect that the financial institution.

Meeks said if it's in the deed.

Mike said if it's in the deed that you can't put a lien on it, I suspect they wouldn't offer any.

Meeks said there's all sorts of quirks.

Mike said but you don't know that.

Meeks said you can buy real estate at 18, but you can't sell it until you're 21.

Mike said that doesn't apply to any of us.

Meeks said I know. But, that's why we have to look these things up.

Mike said I guess from my standpoint, when we first received that property back from the YMCA, I don't know about you, Gary, or I guess Tom would, I received a lot of calls about wanting to buy that property. And none of them were interested in doing what this group's doing. And this group, honestly, is not far off from what it was originally intended to be and what the YMCA was doing out there. So, I guess that's where my thinking is going right now. I still have a little issue of carving out that. And maybe, if we did a survey, and they would be carved out to be a little more separate, I guess, I don't know. Yes, Ed.

Ed Thornburg said would you like me to bring my proposal I put together last time for that at the next meeting?

Mike said yeah, yeah. If you could email it to us ahead, that would be great, because I don't want to get back and, I know they're wanting a decision, and they're probably going to want one, if not the first meeting in September, at least the 2nd. And let's get the ball rolling on this. And, when we're talking about taking some of the farm, we're talking about taking the pasture land.

Meeks said this is a really, it's a sliver.

Ed Thornburg said actually, we're talking about a sliver along the edge that we're not actually farming.

Meeks said looks like part of the edge.

Ed Thornburg said well part of it is the driveway. I mean, we have the driveway.

Meeks said it's something we're not farming.

Ed Thornburg said okay. I'll bring some large pictures.

Gary Friend said I think they're mission, mission stated in the original memorandum from the one from the Y was about the same thing.

Meeks said well since it's an educational group.

Gary Friend said I'm not, I'd been called to ask to buy it, and I'm not interested in selling it. If you sell it you never have that opportunity.

Mike said anything else this morning, Gary?

Gary Girton said no, I think I'll get with Jake, do you know have they completed the boilers?

Gary Friend said I don't know.

Mike said I don't know. Do you know Ed?

Ed Thornburg said they're still working out there.

Mike said that would be a no then. Okay.

Gary Girton said that's all I have.

Mike Wickersham – Request from a resident

Mike said I think we all received a copy of Bob's email. We received it from Laura regarding the home out at 321 South 300 West.

Gary Friend said yes. That would be a Community and Family Services issue.

Mike said that or the Randolph United Housing Committee might take a look at that.

Meeks said where's this at, the 321 South?

Mike said 321 South, 300 West. I don't think we want to start that directly.

Mayor McCoy said I explained to her that we have discussed things like that in the past, but she never went any further in discussion. Just something for you guys to look at. If you want to start that discussion up again, then, it's up to you guys. But I don't know how you make it a fair program.

Mike said we kind of talked about that in the housing committee initially, so, I think, I don't know, I could forward it to Daniel Baker and see what he thinks would be better. That's all I have this morning.

Citizen Comments (3 minutes)

Mike said do we have any citizens here this morning that would like to share?

Adjournment

Mike said okay, I don't hear any. I'll entertain a motion to adjourn.

Gary Friend made motion to adjourn. Gary Girton seconded the motion. All aye votes. Motion carried.

Reviewed and signed this 5 day of September, 2023.

RANDOLPH COUNTY COMMISSIONERS

Mrs. W. H. [Signature]

[Signature]

[Signature]

ATTEST: Laura J. Martin
Laura J Martin, Auditor of Randolph County