

Randolph County Commissioners

April 4, 2022

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

Michael Wickersham, President presided over the meeting.

Pledge of Allegiance

Stephanie Ward, Clerk's office

Mike said we have an important announcement from Stephanie Ward from the Clerk's office.

Stephanie said I just wanted to remind everyone that early voting starts tomorrow down stairs in the lobby. They will be there daily from 8 am to noon and 1:00pm to 4:00 pm up until the day before the election as well as two Saturday's April 23 and April 30th.

Chad Spence – Union City Housing project

Chad said thank you so much for this opportunity to be here this morning. What we are doing, you will see here in a second on the screen is basically the start of a very special opportunity to present what is essentially a critical element to our plan and the county's plan for 2022 and beyond. What you see as this progresses are the models for our housing plan on Plum Street in Union City and the initial phase is 23 homes and then 22 homes in the second phase and 17 in the final phase. Basically, what we're looking at and here's the nuts and bolts of it, it's \$1,639,000.00 for infrastructure, that was roughly \$1.2 once this ball start rolling before all the prices skyrocketed. The thing is we are still in a position where we are ready to move forward, we have to move forward. We'd gone through the bonding process and were able to bond roughly \$910,000.00. We do have a gap that we're seeking to fill. What we anticipate you seeing here is an opportunity for us to fill that gap collaboratively. We're not going to be one to come in here and say we want you to bale us out, we want you to do it all for us. No. What's you'll find I hope is that we're asking for a small increment or a fraction of the overall project cost to help us achieve what we're all wanting to achieve in this county. To help us be stronger, to help us be better and to help more citizens want to reside here and make Randolph County bigger and better than it ever has been. We want to steady the tide of the declining population in this county and it starts with housing. We want to show you this video and I think what you will see too, if you remember we were here a year ago presenting for Vision Corner and that was a big leap you guys took because I want to tell you, Dr's I call on they talk about how they don't want to be the first one's on the train or the last ones on the train. You guys are one of the first one's on the train but your confidence in us has paid off because Vision Corner, you guys are well aware, I'm sure, Vision Corner is ranked the number 1 project, scored the highest of 120 projects that was submitted by the eight-county conglomerate for the READI project. So, we're very proud and very thankful for that. In other words, my point is, you plant a seed in Union City we will work very fervently to make them grow.

“Played a video”

Chad said so what we're asking in essence is \$350,000.00 from ARPA funds. We are matching our ARPA fund allocation with \$350,000.00, that would be \$700,000.00 that would help us cover the gap with the bond amount that we're able to issue and would get us to the finish line with the infrastructure. The winning bid for the infrastructure has been awarded and they are ready to move dirt. In essence what we're trying to do is help us get further along in what we're all trying to accomplish in this county. As you see her the times have changed, this isn't the Randolph County of 1910, it's not even the Randolph County of 2010, 2022 marks opportunities that we never could have foreseen before the pandemic and the three individuals he showed on the screen, those are just three of many actually that exist in Randolph County as examples. If Paul Faddis were here he would be a person to tell you that we have been and still are in a housing crisis. We do not have enough homes, flat out do not have enough homes. It doesn't matter how many jobs you bring to Randolph County, it doesn't matter how great of jobs you bring to Randolph County, if there's no place for people to live, the county will never see the kind of growth that it's capable of and that's what we're trying to address. I know that's a lot on your plate on Monday morning but I want to give you a chance to digest that for a second and please ask any questions.

Mike asked does the \$1.639 million cover all three phases for infrastructure?

Chad said for infrastructure, correct. Just to back me up, our city manager is that correct?

Steve Shoemaker said it covers about 75% you got to build wastewater all the way out, a lot of it is there but there is still some dirt work and some things that would take place as the phases expand.

Mike said so phase I and phase II would be covered, 45 homes?

Chad said right.

Mike asked what percentage of ARP funds are you guys spending?

Chad said half of ours. \$350,000.00, \$250,000.00 has gone to Vision Corner to help meet the 4 to 1 match that is required by READI. Another \$80,000.00 has gone to the public service radio and then \$20,000.00 went to general.

Mike said \$350,000.00 today is about, 25% of our remaining balance of ARPA funds.

Chad said but it's 7% of your original, correct?

Mike said if you've got that original number your ahead of me. It's \$4.7 million so your probably about right. There is no question, we've talked about it here and I don't think I've been in a committee meeting that hasn't talked about the need for housing. We've got a housing project in Winchester, there's talk of a second housing project going on in Winchester. You guys have one. I think everyone's hope is that the money invested in Losantville and Modoc might be an opportunity to build houses down there as well, with a new sewer system and an upgraded water system. For me I want to participate and be a help to Union City. It concerns me to spend this much money out of our ARP funds at this time but the other side of it is our EDIT balance is not very high at this time and our windfarm balance is not very high at this time. Now the windfarm balance will be a lot higher February 2023 and EDIT should be a lot higher by then as well. I'm not sure where to go with this at this point and time. I need to think about it. What is your timeline?

Chad said asap. We are in the bonding process right now. The sooner we can button this up the sooner we can begin. So, what we are looking at honestly and if you ask Paul and other realtors they will chime

in to some degree of the same thing, we are in a window of opportunity is what we're in. This window we're in is not going to stay for ever and so as people reevaluate, companies and factories in Randolph County right now, number one it's more global than just Randolph County as people reevaluate their situations coming out of the pandemic, there are people right now as we eat, sleep and breath are deliberating on where they're going to move, where their going to live. There's that and then Work Horse with what they've had the opportunity to hear through the grape vine or even see what's going on out there in the plant. They know that there are great things that are in motion and a lot of folks that are going to be pouring into the area. However, when we had a meeting about a month and a half or two months ago here in town and we had all the chief officers except for Rick Doushe the CEO who we met with previously. What I thought was going to be a meeting about us getting the infrastructure, the industrial road put in, that project and other things that we could help with, the overall premise of their meeting was addressing our housing situation. The president of the truck division at Work Horse would be more than happy to speak with you at any point and time at any desire that you so wish to speak, so he could convey that, that's a concern of theirs. Their trying to add these jobs but theirs no where for people to move.

Mike said they're still moving in the right directions.

Chad said correct. The problem is though, when they add those jobs, they can either live here and buy Randolph County products, buy Randolph County property, pay Randolph County taxes, shop in Randolph County or they can move somewhere else and just commute to work. Where they live, that's where they spend their money. That was their concern, and it kind of caught me off guard, it didn't catch me off guard because I knew we had a housing shortage but it was intriguing that this was on their radar in terms of being concerning. The bonding process, this is from Baker Tilly, I had these prepared for you.

Mike asked would you be in a position to borrow some of this \$350,000.00 from the county? I know that's not what you're after.

Chad said I know that Commissioner's control ARP funds, ARPA designates a big portion of ARP funds as infrastructure and with that in mind.

Mike said there are other funds that we might be able to loan from. I personally think that even though and I'm going to go out on a limb here, even though Commissioner's control the ARP funds, they'll need to be appropriated by Council and I don't feel comfortable spending ARP funds unless we really run it by them as well. Almost like a windfarm decision but not exactly.

Chad asked are there detailed plans for all the ARP funds.

Mike said we have detailed plans for it and we've spent, we still have \$1.4 million and we've not received our second payment. I was just trying to maybe put together a combined fund opportunity to cover the \$350,000.00 because I think it would be valuable to cover the \$350,000.00. That's my take on it. I'm not sure how Gary and Tom feel about it.

Tom said I would be more apt to do a loan because, housing to me is a private, a capitalistic thing and some tax payers have somebody else build their homes, who's going to help me pay for my home. Putting infrastructure in, again it comes back to builder's, usually when they build a home they go to work on infrastructure and I'm not familiar how cities and towns work very well doing that. But again, taking money from the county to give to another taxing unit it's a grey area to me. I want this to move forward and I'd like to be able to loan as much money as we possibly can and possibly give some but 25% I don't know, that's just my concern.

Chad said I appreciate it, that's a very valid concern. To help alleviate some of that concern, you mentioned that you were not completely familiar with cities and towns in terms of housing. Would any of you agree that it's probably more feasible to build, if you're a builder or contractor, do you think it's more enticing to build near Noblesville, Fisher's or Carmel than it is in Randolph County?

Mike said I don't think so.

Chad said you don't think it's more enticing to build there.

Tom said not me, five years ago maybe.

Chad said the reason I asked, I thought the numbers would say otherwise. The reason being is because that's solid money, because the interest is there. What small towns are facing in Indiana, like Randolph County is the fact that you don't see a lot of housing developments going up in small communities.

Mike said we don't have speculators coming in.

Chad said exactly.

Tom said they are somewhat.

Mike said the other pillars are the amenities at this point in time are better in Hamilton County. The schools one would argue are better. Those are things in addition to housing that we need to continue to work to continue to improve because we are improving. Which raises another question, I presume, will this be a TIF district once it's completed?

Chad said correct.

Mike said so you will have future economic development and other monies to apply to a loan if we did loan some of this to you. I'm not suggesting to loan it all, I'm thinking a combined funding.

Gary said I agree with what you are saying of a combined. Right now, we don't really know where we're at on ARP funding, we could possibly loan. Like Mike said we don't receive anymore wind or solar farm payments until February of 2023 and we've committed dollars to different projects. I've followed through your meetings when you've been developing this plan. I want to do whatever we can to make it move forward. I'm not sure exactly how we're going to make that work.

Bill Corbin asked can I address that Hamilton County thing. I live in Hamilton County, I've been a couple years now back to try to help my old home town. If I had it to do again, my kids would be from Union City and that is having sent three kids through the Carmel school system and a big part of the reason is whether the school system is quality or not has a lot to do with whether your kid can get a fair bite of the apple. The appeal of a small town, I wouldn't have been junior varsity in Carmel, I had a chance to play a little basketball in my day so the whole idea that is happening now is the return of the small town as an appealing place to live is true and that would be just one of the reasons. To the point of the investment whether it's intrapreneurial that kind of thing. Randolph County does need to invest so that we're ready for the future. Union City's got Vision Corner going, that's a good thing. But if Vision Corner fulfills a lot of its potential in the area backing economic development and we have what ever it takes, if we haven't built housing to make that a place to go then it's essentially for not. The other thing about this full trend is we're talking about homes in Losantville or that are literally the rural part of the county. When you look at this trend you have, there are people that want to live there. There are people that want to live on lakes, so there's this migration of people that are looking for a place to refill their

lives, to reinvest their lives and we could be one of those places if we're ready. I think the argument for this isn't just entrepreneurial is we aren't ready now and we are not ready. This can happen in Winchester, when we talk about it being county wide, the same logic that we would use to say here's why Union City is appealing, we can work with Randolph County United and say here's why Winchester is appealing, here's why Losantville's appealing, here's why Lynn's appealing and everybody has a decent chance at somebody out there. We don't need very many, when you start talking about 2% of the metro population might move, that's a big number in Randolph County. So, this is an opportunity that's unusual, it took me a year and a half to see it that we don't have to bring a factory somewhere to bring jobs somewhere. It's a big trend.

Mike said I believe county wide, when we invest in this one, this will be the sixth related housing project that we've invested in. You take L&M, Modoc, Losantville, Lynn and Winchester where the county has invested in housing. I'm not ready to make a decision today but I could be ready in two weeks. The question is are you going to be in front of Council tomorrow?

Chad said we can be.

Mike said I think it would be important for them to hear that because in my opinion they are part of the ARP funding as well as windfarm funding and those would be the two funds I would be looking at other than, I think for me, I would hope that Union City could maybe borrow some of it.

Chad said trust me, I'm open to suggestions but I want to make sure we walk away from here in agreement on that this has to happen. One way, shape or form this has to happen because I'm going to go to my grave pretty much convinced that we have got to do everything we can in our power to come together and think differently and to grow. We have to, we have to think differently. There are a lot of green things and traditions in this county but we can't live on.

Mike said I think this housing project is important to the county.

Chad said I appreciate that, are there any other questions in the mean time or anything that we can supply to you in the interim that would assist you.

Mike said nothing from me.

Gary said I agree 100% that you need to address Council and if your going to you need to do it tomorrow. That way in two weeks when we get together again for our next Commissioner's meeting, we're in the position of knowing what their feelings are and where they're at, if they have a thought of dividing funds or loaning funds.

Tom said be aware as you sit here, Winchester's saying we want what ever Union City wants, Parker, Farmland probably feel like they haven't got their fair share and then we've got county residents, 750 miles of ditches, 860 mile of road, 200 bridges and we fix all the bridges in Union City and Winchester and everywhere.

Chad said I hear you and trust me, that's why we want to be very cognizant of the fact that we're not over stepping our bounds of what we're asking. We realize that we're asking for a big figure but at the same time we hope that it's proportionately in respect of what is reasonable, fair and equitable. I do have to get little part in, Mike if you don't mind be sharing this, you was talking about your son considering moving back, their moving back for the schools if I understand correctly, correct.

Mike said they have two young daughters and their interested in the schools.

Chad said it is very important that we keep in mind why people make the decisions they do. What we treasure will dictate where we a lot our dollars. I greatly appreciate your time this morning and you better believe we will indeed approach council and we will be back in two weeks.

Sherri Thompson - Health Department job descriptions & contract

Mike said this is in relation to your grant that your converting to a full-time employee for a couple of years.

Sherri said yes. I wanted to make sure you had a chance to look at it and see if you had any other questions.

Mike said it looks like we have two job descriptions, one for the clinic nurse/school liaison and one for the school liaison administrative technician. One is full-time and they would become an exempt employee of the county and the other is a contracted employee that would be operating under a memorandum of employment contract.

Laura said there are two there, Sherri sent one and Meeks sent another one not completed.

Meeks said that is the one we have used in the past.

Sherri said I looked at it and it's great.

Meeks said you would just need to complete it. The job description looked fine to me.

Mike said this is a memorandum of agreement between us.

Laura said when I asked Sherri for a contract she sent me this. Then Meeks sent that one.

Paula said payroll needs an approved job description for the clinic nurse, school nurse.

Gary made a motion to approve the job description presented for the clinic nurse/school liaison and also approve the memorandum for an independent contractor. Tom seconded. All aye votes. Motion carried.

Debbie Preston – Copier lease

Debbie said I'm here asking for help, the copier we have in the Treasurer's office is not working, it's obsolete, I can't get any parts for it. I contacted Weber Office which has our copier's in the other three offices on the first floor and the Clerk's office. He gave me a quote, I gave you a copy of it. He cannot put it on the lease that we have right now. He can lease it for 48 months at \$89.82 or we can go 60 months and it would be \$71.07. I do not have any money in my budget to purchase a new one or even to do a lease. We have to scan so much and send it to the state that our little copier is 12-years old and it just won't do the job anymore.

Mike asked you just have a maintenance lease now?

Debbie said yes.

Mike said these figures include the lease of the copy machine, does it include maintenance as well?

Debbie said yes. He said they can add on the maintenance to the county maintenance program right now.

Mike said there is no question that you need to have a copier.

Debbie said yes, we need to have a copier.

Tom asked where would this money come from, do we have money in the Commissioner's budget?

Laura said the Commissioner's budget pays the leases on the copiers we have now.

Gary said we've got to move forward.

Angela said we can pay it out of the Commissioner's budget line where we pay the other leases from if that is your wish.

Mike asked do you know what the maintenance cost would be.

Debbie said I do not, he just said he would add it on to the county maintenance agreement that we have and it covers service, travel, parts, toners.

Mike said so the question is do we lease it for 48 months or 60 months?

Debbie said right. He said our cost if we were to buy it out right is \$3,750.00.

Mike asked what kind of warranty would that have on it?

Debbie said he did not tell me what kind of warranty. I can find out.

Mike made a motion to lease a copier for the Treasurer's office for 60 months. Gary seconded. All aye votes. Motion carried.

Chris Shaneyfelt - Emergency Operations Plan & update on communications project

Chris said what I emailed to everybody is a copy of the proposed Emergency Operations plan replacing the CDMP. Basically, the difference in this plan is it's adding the what's called life lines. Life lines basically is just a portion of the plan that takes the most critical portions of our infrastructure and government services and divides them into groups and then we focus on those groups and what the issues are should we have a disaster like a tornado or something, it helps us plan and focus a little quicker on getting those life lines open and back up to operating. That's the biggest thing, everything else is just wordage.

Mike said it's still a comprehensive plan?

Chris said it is. I would say it's the same plan with the exception of adding the life lines which makes it a little larger than the last plan. What I done prior to these meetings is I emailed the other plan to elected officials and operations officials and some of them replied back with things that they saw that needed corrected. I presented it to the EMAC and they approved it to come before you guys.

Mike said on page 47 is the Randolph County advisory council policy for Randolph County Emergency Management Advisory Council includes the following members and when I read this I was somewhat surprised that schools weren't represented on this and then later on page 56. I'm trying to figure out how, does that come under bullet point 7 representatives of private and public agency or organizations are deemed appropriate by the Emergency Management Advisory Council current membership includes.

Chris said you have the EMAC which pretty much oversees emergency operations for the Homeland Security department and then these policy groups it's usually once we have that disaster going on and you have those elected officials involved in the recovery response phases of emergency management. So, if a chunk of Randolph County here in Winchester got hit, there's no need to have all five school superintendents involved, we would just bring one in and have them in the policy group as well.

Tom asked were there many changes overall?

Chris said no, some organizations in the state are getting away from the concept and going back to a department head concept, quite honestly if we were to have something here that is probably what would happen here. It's just verbiage but most of the elected officials I think it would be safe to say, while they would get into the policy group they don't get into emergency support function part of it. That's why we would use Fire Chief's, Police Chief's, somebody they would delegate to represent the cities and towns that would operate in that and would have decision making authority.

Mike asked we need to adopt this?

Chris said if we want to change our plan, yes.

Mike said you are recommending that we do change our plan.

Chris said we need to include the life line sections of it.

Gary made a motion to take the recommendation of Chris and approve the Emergency Operations Plan as presented. Tom seconded. All aye votes. Motion carried.

Mike asked do you have anything else this morning.

Chris said J&K is supposed to be in the county starting the testing on the towers, they are driving around doing drive testing is what their doing, making sure that they are meeting anywhere from 28 to 10 DV's, signal strength. Then next week they'll come in and start installing the tower rack and communications ground and then they'll add one console and get it up and running and then they'll go out and do some more testing to make sure the signal strength is still where we want it to be and then if that goes as planned at the end of the month they will come in and install the rest of the equipment and train.

Joe Copeland - LPA-Consultant agreement for Bridge 85

Joe said INDOT has had this for some time, they lost a project manager and it's been sitting, I had to send some emails to get them woke up. I need approval and signatures on the LPA Consultant agreement. The contract is for \$324,885.00 which will be reimbursed 80% by the state.

Tom made a motion to approve the LPA Consultant agreement for Bridge 85. Gary seconded. All aye votes. Motion carried.

Joe said you may be getting a phone call about an agreement for bridge 32 with the state, it's the state local agreement and they're doing that DocuSign.

Mike Haffner – Appointment of office manager

Mike Haffner said I want to appoint Jessica Olson into the office administrator position.

Mike asked Highway secretary?

Mike Haffner said Highway Secretary.

Tom said also with INDOT she will eventually going to be the official for INDOT.

Mike Haffner said the EBRC portion of INDOT, yes.

Mike asked Jessica are you ready to go?

Jessica said yes, I'm ready to go.

Tom made a motion to appoint Jessica Olson as the Randolph County Highway Office Administrator. Gary seconded. All aye votes. Motion carried.

Mike Haffner said with that I need some guidance or recommendation, we've got a part time person that I'm only funded for about another week. I do have other funds that I can transfer to keep that going for a few months. In order to give Jessica, the right training on Charts and everything and with the added responsibility of what we can do and with the engineering department, I am strongly recommending that at least keep a part time person on staff until Jessica gets up to speed and maybe go by her recommendation on whether she's able to keep up with everything or do we actually need to put on a potential person. I think we do put on another full-time position, I think it's appropriate to do that during budget time.

Mike asked have you talked to Joe about this?

Mike Haffner said yes, we're still working out the details of what each person can do. There are definitely some added things that we need to be doing.

Mike said do we need a job description for this part-time person?

Mike Haffner said we have a part-time clerical already. I need some guidance, part-time is only 29 hours or do we want to?

Paula said part-time is 28 hours.

Mike Haffner said if we need more immediate help do we do maybe a seasonal 40 hours for a while, we also have a line for that. I don't have that ready to go and a recommendation, I will maybe bring that back in two weeks. I know with the 28 hours I'll need to transfer some money. Jessica and I talked a little bit this morning and we know we're going to have to have a little extra at the beginning but I don't have a long-range work cast, so I'd like to see where we're at in a couple weeks and see if the 28 hours is enough or do we need a little bit more.

Mike said I think we should probably start with the 28 and see where it takes us. I really don't think you need anything from us for that.

Tom said Jessica is very capable and can handle a lot but I don't want to burn her out and Joe seems to generate a lot of paperwork. I think your wise to try and keep an extra person.

Mike Haffner asked has the county hired a Hartman and Williams to do asset management?

Laura said yes we have.

Mike Haffner said I got your email but before I release information to them, I just want you to know that we're getting information that they need.

Tom said speaking of asset's you haven't disposed of the generator or the suburban yet have you?

Mike Haffner said no.

Tom said Andy Wagner's sale was last Saturday but possibly it could go up to Shawver's south of Portland, that might be something to think about.

Mike asked have we reached out to Randolph Eastern to see if they want to buy it?

Tom said they called me and about three weeks ago they said they'd get back with me and I haven't heard back from them.

Mike said you sent us an email about 1200 West between Highway 35 and 700 South?

Mike Haffner said originally the contract was wrote basically to mill that surface off and relay new surface but there were questions later on say well do we not mill and do we widen it, I'm still recommending that we go to the original contract mill to try to get everything back level because there's been significant cut outs on that road and it will be better if we mill it and then resurface. I don't see any need to widen it because a mile down the road it is going to go back narrow again.

Mike said I'll take your recommendation.

Mike Haffner said the only other thing that we're looking at is 850 South west of 300 West, I think that's the road that we were paid \$80,000.00 to chip and seal. I have asked to get a quote to pave that just so we know what we're dealing with because there's been significant cut outs in that road. I don't thin chip and seal is going to get us where we need on that road.

Mike said it can't hurt to know how much it's going to cost to pave it.

Mike Haffner said I'm concerned about chip and seal. I don't think that's the direction we want to go. The rest of it, I've been told as soon as the asphalt plants are up and running that they will finish the roads that wasn't complete. There has been mainly on 1100 West some sections of new pavement that has holes and didn't stick. They're going to repair all those places.

Tom said I might mention the permanent easements on the small structure on 1000, those two land owners, I think they are okay with it, so you might follow up and have them sign so your ready to replace that culvert when ever you want to. They seem okay with it.

Mike Haffner said okay, we'd like to weather permitting get that road opened as soon as possible. I'll get with Joe and we will coordinate that.

Ceann Bales – Broadband Tower

Ceann said you got in your packet's information from Tower King so you can see just really coming here today to get guidance how these recommendations sit with all of you. Just for the audience to know, Tower King gave three suggestions for the Farmland north tower, one on a private property, it's candidate A. That's the one that I think Tower King is recommending and the other two locations are both on Purdue Davis Farm, just little different areas. I Know as you can see, the question and a concern is that fact that the estimated rent is looking at \$400.00 to \$500.00 a month for the private property. Purdue

offered \$400.00 a month but you can see in the lease concerns, Derek felt that he expected Purdue might come in higher than candidate A. I'm not sure what your thoughts on that. I think the initial hope was that Purdue might be willing to donate some of that property to help the county. My concern is that if we are only doing a lease for \$200.00 a month and then we're coming in and having to rent \$400.00 to \$500.00 a month and you only get one provider on there; the county is subsidizing that even more. I'm concerned.

Mike said I thought maybe Purdue might help us there a little bit too. But we offered them \$400.00, is that what this means?

Ceann said yes. That's what that means. They were offered \$400.00. I don't know if it would help if our office went back to Purdue, I know you had spoken to Purdue initially Gary before our group even got involved and thought that there was some interest there. Not sure if there is a local person, it's not their ideal, it's like their second and third option. I wanted to see what your thoughts were.

Mike said so there is no reason than just the rent amount. Candidate A is by far the best candidate?

Ceann said yes for proximity. But if you see he put a little circle in there, it's not like there is a significant difference, I think he outlaid that on your first page, the distance from the center is candidate A, they're at 8622 W 600 N in Farmland is point five miles from that, that's what makes it the prime location. The first spot on Purdue Davis Farm is 1.4 miles and the other one is 1.09 on state road 1.

Mike said I would tend to agree with you, if we're going to pay \$500.00 a month, it would be nice to have a plan to say if we get two providers that covers that. So, for that \$250.00, if we could raise the first one to \$250.00 and then run risk of getting a second one then, I'd probably be willing to take that risk. But going in less than half of what it's going to cost us. This says the rent would be \$400.00 to \$500.00. That's the direction I would go.

Ceann said you like candidate A?

Mike said that's what they're recommending is candidate A. I guess the only reason I would change that is if Purdue came back and said you can have it.

Tom said if they would offer it for free.

Mike said if they would offer it for free then we would put that tower on their property.

Ceann said I will reach out to Derek and let him know that and I will reach out to Purdue as well and see if they would be open to those conversations again now that we've got a little bit more. I did want to follow up on the email in regards to technology and the broadband that you received Steve Barnes from New Lisbon about some ARPA money. He was at a conference and how that could possibly be used to leverage. I wanted to see if you wanted me to pursue that with him.

Mike said the first question is what can ARPA fund support from a broadband standpoint.

Ceann said I thought it was certain speeds that we were not going to be aligned with.

Mike said unless that's changed, I'm not sure we have any project out in front of us that would help us there. If he can explain a change in that, if the technology committee could recommend a local project that ARPA funds could be used for, I'd be willing to listen to that and I think Tom and Gary would all be willing to listen to that.

Ceann said I am going to invite Steve to our technology committee next week, I am going to invite him to that meeting to make a presentation and then can get that back on the agenda.

Mike said I sent both you and Laura.

Ceann said from Cory, yes.

Mike said Cory Knipp.

Ceann said I reached out to him this morning, I invited him to the technology committee, he is actually on that committee but I invited him to make that presentation next week and then after that maybe we could provide some input and then he could possibly be on your two weeks agenda to make that presentation.

Mike said he talks about rural digital opportunities Fund (RDOF). Charter, LTD Broadband, and the National Rural Telecommunications Cooperative (NRTC) have won bids to build broadband infrastructure. So that might be somebody that would lease the tower for us.

Ceann said could be, I just sent that email this morning so we'll see if he can make that presentation and maybe we can come with him in two weeks to make that presentation to you.

Jimmy Jarrett – Omega equipment loan

Ceann said our office has been working with Omega for over a year on this, I know Missy Williams when she was in our office wrote a grant to support that through the next level manufacturing institute and secure \$187,500 in funding for this, she also was able to get representative Prescott and at that time Senator Raatz to tour the facility and show support for this effort and this automation effort because of Omega's roll in the glass industry and kind of a supplier for Ardagh which is crucial as we all know to the workforce here in Randolph County. I gave you a little informational sheet for you to review prior to the meeting today. The equipment cost is \$475,000.00 with another \$275,000.00 facility investment which Omega is going to make and then the City of Winchester was gracious and gave a tax abatement and so the request is looking at \$287,500.00 for their remaining equipment purchase cost on a loan basis and to discuss those terms. Jimmy is here to answer your questions about how much this is going to help, this is really going to position them to be competitive, be able to be competitive on both the national and international level, to make sure they are here for another 29 years.

Tom asked do you have an estimated pay back on this, how long will it take for this piece of equipment to pay for itself?

Jimmy said it will pay back itself pretty quickly, nickel markets went through the roof, in fact for over a week they wouldn't even trade it, they quit trading nickel at all and everything that's in the glass industry that has ware surfaces is welded in nickel and right now we flame weld everything which about 20% to 30% of it is waste because your spraying with an air assist, this will actually cut down on the waste and everything else plus increase productivity. Theoretically it would very easily generate its payback within 2 to 3 years if not faster than that. The ability right now, I can flame weld probably 20 molds in eight hours, I could probably go to an estimate of about 40 to 60 molds in eight hours.

Tom said its improved technology?

Jimmy said yes, this is a country called Jafosky, they manufacture a lot of nuclear parts and their built in France, they also specialize in glass welding of parts. That's where Owens has purchased three or four,

they've sold several in China and they've sold several to Ross mold before Ross mold was sold out. So, this is a very proven technology, it's not something were gambling with.

Tom asked is there any particular reason a bank won't, I am assuming a bank won't touch this?

Jimmy said I could probably get bank funding but the fact that it is going to be a higher rate and the greatest reason is because it is built in France. Most people don't want to finance anything over seas until it gets, I deal with a company called NFR, NFR says we'll finance it as soon as it gets into the United States but they don't want to finance anything out of the company. That's the biggest gamble of it. We been making a routine investment of purchasing and buying new equipment and with the way everything is going right now, even the last four weeks we've gotten new work from Owens, new work from Anchor and new work Ardagh and up until that point I hadn't made new work for any of them companies in probably 15 years. This is do to the fact that there is war in eastern Europe and it's scaring the heck out of everybody. One of the largest manufacturers of mold equipment in the world is OMCO which is right next to Hungary and Ukraine, so you have a huge risk there right now that a lot of people are kind of worried about. Anchor Container, their supposed to come into our facility, the CEO of Ardagh is trying to schedule a visit and the people from Columbia on Owens are coming out. We are the only manufacturer in the United States that does mold equipment. Oddly enough, that's really kind of weird because in the 70's Winchester, Indiana had more mold makers than we do in the entire United States right now, there are 400 registered mold makers in the US and Winchester had Omco and AMI, both of them easily had more than that.

Mike said the purchase price for this is \$475,000.00?

Jimmy said yes sir.

Mike said you are buying it from France, so how much are you having to pay to get it to ship to MRF?

Jimmy said you mean to get it shipped here? We are looking to actually get it shipped to the port. Probably around \$5,000 to \$7,000.00.

Mike asked has that been shipped yet?

Jimmy said no sir.

Mike asked is it built?

Jimmy said they are building it right now. It will ship the week of the 15th.

Mike said so, you can get it here then?

Jimmy said I have to pay 60%, I have paid 10% right now, we have to pay 60% before shipping, the remainder of the payment will be when it is done and set up, they are bringing people from France to set it up.

Mike said you've already paid 10% to get this bought?

Jimmy said yes. Like Ceann said we've been working on this for over a year and these are custom built currier demands. I have a very good relationship with, you may even remember Bill Boston's, he worked at OMCO foundry. He is at Owens and has a lot of pull at Owens and I've worked a lot with Bill to make

sure that this is going to meet their specifications on new work. The new work that we got from OI, they wouldn't even let us weld because everything has to be laser welded now.

Mike asked what is the status of your grant, do you have that in hand?

Jimmy said it is a reimbursable grant.

Ceann said all the documents are done, we've got confirmation.

Jimmy said basically we cut a check and that's how we did it the first go around, they reimbursed 50% of that money so we've already been paid 5% of what is there.

Mike said you've already received some of the grant money?

Jimmy said yes.

Mike asked how much of that have you received.

Jimmy said 10% I think it was \$87,000.00 what we paid total, so something like \$40,000.00. That cost of the \$287,500 was figured into that.

Mike said I was just calculating here, the machine is \$475,000 and you put 10% down, that's \$47,500.00 now you need to put down another 60%. Which is \$256,500.00. You have grant funds left of how much to apply towards that?

Jimmy said roughly about \$135,000.00.

Mike said that means to get that now, you need \$121,500.00 is the minimum you need now. I don't know if you heard me earlier my concern is, our EDIT funds are now real flushed with cash right now. Even loaning a chunk like this at this time of \$287,500.00 is a pretty good depletion of our EDIT funds. Not to say, I think you are a locally owned company and I think we should do all we can to support those companies so I'm looking for a way to help you here.

Ceann said I think that's what the incentive committee felt as well, we knew it was a big ask.

Mike said I'm going to bring that up in a minute. Our EDIT fund balance is \$465,000.00. We gain that at about \$55,000.00 a month, we get back. Randolph United has funds of around \$465,000.00.

Ceann said what if we look at what you guys do and we go back to our board and say if we could come back with maybe a matching loan to get him there and pay us back on the same terms. Because again, we see this beyond just Omega and Jimmy. We see this with making sure that we have, the Mayor and I are meeting with Ardagh this week, making sure we can say, there's a reason you stay here, right.

Mike said it's a good investment.

Ceann said much farther than Omega, the ripple effects. So, I think that where you guys are at and see where the Commissioner's are at and take it back. Our incentive committee just really wanted to make sure we looked at a loan concept because Jimmy is a good investment versus a straight-out gift. We thought it was a good loan opportunity to replenish and we could use that for other people.

Jimmy said exactly, we didn't want a gift.

Tom asked what kind of terms are we looking at?

Jimmy said five years would be great. I don't think we will have a problem paying it back at all. I don't see that being a problem. You have to come down some time and actually see our facility and how we're welding right now and you would understand that 20% is being swept up off our floor, it looks like a talcum powder but it's a crushed nickel. So many variable parts that we use are nickel because of the heat content and everything else, I really think it's a good bet.

Tom asked what does nickel sell for?

Jimmy said the last I bought was \$55.85 a pound. I got it locked in early, so I'm going to say right now you're probably looking at \$70 or \$80.00 per pound. It's a huge win for us because if we can cut down the cost, we'll then get more work which will then get us more jobs. We've already hired three part time kids from Falcon Industries and I'd love to hire more. You've got a great program there.

Ceann asked would you guys entertain if we looked at splitting that, of course our board, that's not my decision, I'd have to take that to our board to go half and half on a loan same terms with Jimmy.

Mike said I wouldn't be opposed to that, what I can say today is that it sounds like Omega needs \$121,500.00 right now to get that machine as a down payment and I'd be willing to loan him that money today at 5 years. Then that would put the burden on you and your board to come up with \$166,000.00 and then if you don't want to then come back and try it again.

Ceann said 5-year term with what type of interest?

Mike said we typically loan money at zero percent interest. Is that something we want to do?

Tom said two years maybe. Five years is pretty generous, especially with the kind of return he's talking about.

Mike said I think it's an opportunity to hopefully help a home-grown business.

Jimmy said the main reason I'm asking for five years is because we're going to have to make a larger investment on top of this. I'm going to have to purchase at least a couple more machines and stuff like that to really get us where we need to be. There is a huge opportunity for new work right now and I really see with the way the economy is and with the shipping going through the roof that there's an opportunity right now to really grow.

Mike said I throw out the \$125,000.00, if you guys think we should do the \$143,750.00 which would be a split between us and Randolph United then Ceann could go back to her board and see if they can come up with \$143,750.00. I think that's what that adds up to.

Tom asked is that EDIT money?

Mike said yes.

Ceann said it would be nice if you would do half.

Gary said I think I could live with that number.

Mike said are you okay with zero percent?

Gary said yes, I'm definitely in favor of zero percent.

Mike asked does someone want to make a motion?

Gary made a motion to loan Omega \$143,750.00 at zero percent interest for five years to purchase a laser cladding welder. Tom seconded. All aye votes. Motion carried.

Chris Beasley & Grace Minkis – EDP Renewables, County agreement for Solar Park III

Grace said we are here to begin the discussion on the county agreements that we have historically had with all the other projects. This is for the Riverstart Solar Park III. I provided you all with copies of drafts of the decommissioning agreement and the road use agreement, we don't have the economic development agreement drafts today. We can email that shortly here after. I will just walk through the decommissioning agreement, this is very similar to the decommissioning agreement for Riverstart Solar Park I. There are no notable changes, it's pretty straight forward and very similar to the previous agreement. If there are no questions, we can move on to the road use agreement which there are a couple of changes. First notably being section 1-part c, this is just explaining the notice of construction, that's changed, we'll deliver a notice to county attorney, Mr. Cockerill which is before we drive the first pile or the installation of the first site access road and that's a change from our previous road use agreement. That's on page 2 at the bottom.

Mike asked are you okay with that Meeks?

Meeks said I will have to see what the other one says.

Grace said we can provide you with a red line as well Meeks. I can email that over to you. The second notable change is on page 5 section 4, establish road pre-construction condition. Previously we've had the county perform the bridge report and this is just saying the developer is responsible for both the road condition and bridge condition report. So, we will provide those to you.

Mike asked what section was that?

Grace said section 4 on page 5 and it just says prior to construction at the expense of the developer, the developer shall create a detailed, it goes on to say we are responsible for the road condition report and bridge condition.

Mike said I would make a suggestion here. Since our last project, we have hired a highway engineer and I think where Highway Superintendent is written especially with regards to bridges that we either slash or that with the county Highway Engineer, so we don't have any confusion on who that might be.

Meeks said let me think about that.

Mike said okay, don't change that yet.

Meeks said don't change anything just send me a redline.

Chris said we just wanted to get these in front of you guys.

Mike asked are those the only changes.

Grace said those are the major changes that we found and again I will send Meeks a redline, there were some grammatical changes but those were the two.

Mike asked are you repairing the roads or are we repairing the roads?

Chris said it seems like that kind of plays out on a project by project basis.

Mike asked what's this agreement say?

Grace said so if we look at the exhibits here in the back. The first one is just roads affected, two of them are state roads, Highway 1 and US 36 and then exhibit B is the upgrade plan, so 700 would just be turned to gravel prior to construction and then during and then we'll remedy that post construction once we're done.

Mike said when you turn that to gravel are you going to take it down and put a subsurface in. Last time Headwater's I they did a subsurface of cement.

Chris said they would mill the existing road and then add gravel on top of that as far as cement stabilization goes I don't think we currently intend on doing that. The loads are a lot lighter.

Grace said the pre-construction upgrade plans are pretty minimal for this project, just the 700 and then there's turning radi i on the northeastern corner that will be adding to. Then in addition that will be added to this is an exhibit depicting all of the traffic denoting the one way that we'll have to implement for our construction vehicles over a certain tonnage and that will be on 600, 700 and Indian Trail. We also plan to lower speed limits, this is something we'll work with the county attorney with to lower the speed limits to 35 mph on those county roads just in the project area and changing speed limits for 36 or 1 would be something we would have to work on with the state.

Meeks said you would just be talking about Indian Trail, 700 South and 600 South?

Grace said correct. Then additionally just for safety concerns our contractor will be required to develop an engineer traffic control plan so that's going to be more of the nitty gritty details of where pull out lanes would be and columns would be places and signage placement, etc. And then the final exhibit is our underground and above ground transmission. The majority of the changes for the speed limits, that exhibit will be sent over as well and discussion on ongoing conversations. I wanted to get this in front of you.

Meeks asked are you putting another road in, I'm looking at the last exhibit?

Grace said that is the existing above ground transmission lines.

Tom said that's the 383 KB line?

Grace said 345, yes.

Tom asked are you going to have any conduit buried with the transmission lines? Do you bury and fiber conduit lines with this?

Chris said yes, there's a system throughout the facility.

Tom asked would it be possible for us to maybe talk about some kind of concurrent fiber line. It wouldn't be much but it might be beneficial to the county to have fiber conduit. It might be a place close to the road we might want to run a parallel line with yours and we could work through the same kind of agreement. As were putting fiber in there, there might be a few opportunities to connect a few homes or something along there. Is that something you'd be agreeable to?

Chris said we really wanted to do that on the first phase of solar and the issue that we ran into is that, that facility is fenced in and there's really strict requirements of who can go in and out of that to maintain it because it is critical infrastructure, it's protected and so the presence of a fence made is such that we could not run fiber on the first phase and would be the same case here.

Tom said there's a few places along the road, I was wondering possibly out in our right-a-way, if you run it outside the fence, that might be a place where we could intersect and have something hooked up.

Chris said do a couple pop ups.

Tom said there are a couple places, not much but there might be one or two opportunities for us to have a mile or two of fiber conduit just to have in the future. We can't have access inside the fence but if there's a place where it intersects with our right-a-way, we might want to put something in like that. Would you be open to talking about that?

Chris said if the opportunity presents itself, I'd love to do that. What I envision happening is generally you want your collection to be central to your facility with your inverters. It just leads to the shortest collection links from your solar panels to the inverters and so when you are near the right-a-way of the road what you'll see is a perpendicular crossing versus a parallel conduit running alongside of the road. With the perpendicular crossings you don't really get any value. Mike on your question about the post construction remediation, our agreement states that we are responsible for restoring the roads. I think that the process that we'll take is at the end of construction we'll evaluate what repairs are needed and then we can work hand in hand with Mike Haffner and the county to determine what's appropriate for us to pay the county to do directly and what's appropriate for us to subcontract out.

Mike said we're not going to go through that you'll deposit funds with us, we're not going to go through that again?

Chris said no.

Meeks said it looks like we have 4 ½ miles roads?

Chris said yes about that. Then on the EDA payment, you guys have this table? I want to propose a new structure for you to think about. Over the next nine or ten years, Randolph County is going to receive \$22 million in EDA payments. You are going to be receiving payments from Headwater's I, Riverstart and Headwater's II and so I'm assuming that these funds are going to accumulate and you will have access after these projects stop handing funds out.

Mike said we hope so, some of them will.

Chris said the problem is that you are going to have a lot of funds sitting in an account that doesn't accrue interest, so it's going to be losing value do to inflation, this and that and so we've approached this issue in Benton County where we got a lot of windfarms by delaying the payout of the EDA funds until other project payment schedules have ended. In the mean time we can hold onto those funds and put them into an interest-bearing account. In Benton County those funds were receiving 4% interest every year they're

being held and so if we were to hold those funds back for nine years at the end of the day you'd receive an additional 40% payment overall. So, that would protect your funds from inflation and increase the longevity of our payouts.

Tom asked is that 4% written in stone?

Chris said yes, we will write that up front.

Tom asked could it be higher than that?

Chris said I think that is a good number.

Mike said I think we should talk to Benton County. So, the plan would be looking at this sheet. I presume you want to start this as soon as possible?

Chris said essentially Riverstart III wouldn't pay out any EDA funds to the county until 2033 when your payouts from Riverstart and Headwater's II expire. Then you would have EDA payments all the way out until 2043 for this project.

Mike said the others would remain in place, you are not proposing to change those schedules?

Chris said correct.

Meeks said you are asking for a tax abatement, right? The tax abatement would go into effect now but the payment would go into effect 10 years from now? I think we probably need to talk to Jason about that too.

Mike said that's what I was thinking.

Tom asked have you dealt with them before?

Meeks said Jason, yes.

Tom asked has EDPR dealt with Jason Semler, our finance people?

Meeks said yes, all of the projects we've done, Jason has been involved.

Mike asked have you established that schedule yet?

Chris said I wanted to kind of pitch the idea before I actually printed anything out but we can send a proposed schedule over to Meeks this week.

Mike said the proposed schedule would be with or without the 4%?

Chris said with.

Mike said I'm just saying without the 4%. If we're going to compare apples to apples we probably should look at the schedule before the 4% and then we can calculate that 4%.

Chris said we'll send you a baseline.

Mike said that would be helpful to see how it compares to Riverstart.

Meeks said it would be more helpful to see what you are proposing with the ten years.

Mike said that's what we're asking, I'm asking him to provide that EDA payment schedule without the 4% and then he could provide it with the 4% as well. So, we know how it compares to the other EDA schedules.

Chris said the project is half the size, the investment is larger. It makes the economics a lot tighter, so the way we were able to pencil this thing out was to just take the EDA payments from the first phase and just scale them with the megawatts, so it's just divided by two.

Meeks said we will probably would need to know what the investment is so he can calculate what the tax payment would have been. If you can get that to me too, I'll call Jason this afternoon and tell him things are happening.

Mike said the consensus would be that we wouldn't be opposed to you investing our funds.

Chris said all that information would be printed and sent over and it will have a base line and a proposed payment schedule.

Bob McCoy, Winchester Mayor

Bob said I agree with a lot of what Chad said about us growing but I understand your concerns.

Other Business:

Art Movstner, Randolph County Sheriff

Art said the only thing I have is an update. The cooling system has been installed in both rooms. The radio room does have it, they finished up the IT room at the end of last week. That's all finished, if you have any questions for me?

Gary asked have you received the emails from J&K on the radios?

Art said I have not.

Gary said I did and they wasn't good.

Art said I figured we'd hit a hiccup on that.

Gary said they told us we'd have them by today and now they're pushed way back.

Art said I haven't seen the email, I'll get with Chris and talk to him about that and see where we're at.

Minutes of January 10, 2022

Gary made a motion to accept the minutes of January 10th as presented. Tom seconded. All aye votes. Motion carried.

Regular Claims \$608,361.18

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

Payroll Claims \$222,233.19

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

Payroll Deduction's Claim \$36,639.56 & \$228,870.35

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

David Snapp Claim \$390.00

Power Home Solar \$228.00

Mike said the next two claims are new to me, I've not seen this before. A David Snapp claim in the amount of \$390.00 for a building permit refund and Power Home Solar claim in the amount of \$228.00 for a building permit refund. I presume both of these have been cancelled and the Building Commissioner is in agreement that we should refund these amounts?

Laura said that is who I got them from, his office.

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

East Central Indiana Regional Partnership READI grant claim \$15,000.00

Mike said the next claim is the East Central Indiana Regional Partnership READI grant claim of \$15,000.00. This is the claim we approved at our last meeting.

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

Tom asked have we heard yet about how those monies are being distributed?

Mike said Ceann did not give us an update so to my knowledge we have not.

Barnes & Thornburg March claim \$2,500.00

Mike said the next claim is the Barnes and Thornburg March claim for \$2,500.00, this is for our ARPA representation.

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

Gary asked is this our last one or do we have one more?

Mike said if we cancel today, we owe them for April I presume.

MPX Claim \$27,000.00

MPX Claim \$9,628.15

Mike said the next two claims are MPX in the amount of \$27,000.00 & \$9,628.15, we have tabled these for a while, do we want to continue to table these?

Tom said I don't want to pay them.

Mike said that sounds like a table to me.

Gary asked are we going to meet with Meeks sometime?

Meeks said I have talked with Angela about it, if you want to meet, I think probably it would be a good idea. I think we can probably do this in executive session.

Mike said that would take in all the way down through the MPX change order? We need to meet on those.

Meeks said we either need to deny them, if we deny them we need to give them a reason why we are denying them in a letter or we need to pay it.

Pyramid Claim \$4,000.00

Pyramid Claim \$233.28

Pyramid Claim \$2,280.00

Pyramid Claim \$8,000.00

Cobalt Civil Claim \$3905.25

MPX Change Order 03C-02

Mike said do we want to meet this week?

Meeks said we need to give 48-hour notice.

Mike said Friday at 9:00 am. Will that work.

Ordinance 2022-06 Amend Text of the Unified Zoning Ordinance – second reading

Mike said Randy is not here but he shared with me this morning that if the only reason was to increase the measurement of the sign that's allowed under the Area Planning Commission sign ordinance, we should really change this. He's got three signs waiting on approval subject to this zoning ordinance being changed to allow a greater sized sign in places. Then I think his intent is to call the Area Planning Commission together to figure out how best to solve this sign ordinance issue. This amendment is before us for the second reading and its Ordinance 2022-06.

ORDINANCE NO. 2022-06
AN ORDINANCE TO AMEND THE TEXT OF THE UNIFIED ZONING
ORDINANCE OF RANDOLPH COUNTY, INDIANA

WHEREAS, the Area Planning Commission of Randolph County, Indiana, has recommended that the text of the Unified Zoning Ordinance of Randolph County, be amended;

WHEREAS, the Area Planning Commission of Randolph County, Indiana held, pursuant to notice, a public hearing in the Commissioner's Room of the Randolph Center for Family Opportunity, Winchester, Indiana on February 23, 2022 on the proposal to amend the text of the Unified Zoning Ordinance and has, by vote, made a Favorable Recommendation to amend the text of the Unified Zoning Ordinance of Randolph County, Indiana in a manner consistent with Proposed Amendment 2022-1-A which is attached hereto as Exhibit A;

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS OF RANDOLPH COUNTY, RANDOLPH COUNTY, INDIANA that the text of the Unified Zoning Ordinance of Randolph County, Indiana be amended in a manner consistent with Proposed Amendment 2022-1-A which is specifically set out in Exhibit A, which is attached hereto, incorporated herein by reference and made a part of this Ordinance.

Gary made a motion to approve Ordinance 2022-06 by title only after the second reading. Mike seconded. Two aye votes. One nay vote (Tom).

Mike said that motion carried two to one so we will have the third reading at our next meeting.

Airport Board Appointment

Mike said the Airport Board appointment, this was brought up at our last meeting but to my knowledge our current board member has not resigned yet. Until he does I'm not sure we need to pursue that. I did

find out that the Radio Station has hired his replacement, Beth Moland will be the radio replacement. She talked to me on the phone and said because of short notice, she could not make this morning's meeting.

TIF Management Annual Report of the Redevelopment Commission

The next item is the TIF Management Annual report of the Redevelopment Commission, this is the Cardinal Ethanol TIF. Is this something we need to approve?

Laura said you just have to receive it for review.

Letter terminating agreement with Barnes and Thornburg

Mike said this is a letter terminating our monthly fixed fee of \$2,500.00 per month with Barnes and Thornburg with an ending date of April 30, 2022.

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

Additional Appropriations:

EDIT

READI Grant	\$15,000.00
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Gary made a motion to approve the additional appropriation for the READI grant as presented. Tom seconded. All aye votes. Motion carried.

Windfarm Headwater's I

Bridge 173	\$271,241.77
Professional Svc	\$9,845.00

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

Windfarm Headwater's II

Town of Lynn Loan	\$150,000.00
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Mike said this is a loan to the Town of Lynn for their water utility improvement.

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

ARPA

Recorder Scanning	\$12,333.00
Cooling System	\$25,400.00
Security Camera's	\$13,000.00
Culvert Inspection	\$298,086.00

Gary made a motion to approve these additional appropriations out of ARPA as presented. Tom seconded. All aye votes. Motion carried.

Meeks Cockerill – Vacation of alley in Randolph – Riverstart III agreements

Meeks said we have a petition to vacate an alley in the town of Randolph from Ryan Prinkey. They have to put this in the paper 10 days prior.

Mike said we can establish a public hearing for a vacation of alley in the town of Randolph for May 2nd at 9:00 am.

Meeks said I didn't realize that he was bringing the agreements today. Do we want to talk to Rick to see if he wants to help us with the agreements like he has in the past?

Mike said I don't know why we wouldn't want him to be a part of it. He hasn't led us wrong yet.

Meeks said I think it is probably going to be more of a negotiation this time.

Tom asked are you willing to assign dollars.

Mike said I'm not there yet. I'm not sure we can't find our own fund to put it in. I guess that's what I don't quite understand we got \$22 million. I'm not sure we can't put that in something that's making a little more money.

Tom said we spend it faster than we get it.

Mike said that would keep us from doing that. It would be an easy answer to say sorry, our money is invested. I'm not saying put it all in where you earn 4% but if you put 30% of it away each year your going to gain at the end of the day.

Tom said we have enough things that need fixed, if we wait to fix them 10 years from now it's going to cost a lot more.

Mike said we know what we are going to need for bridges over the next 8 years, \$750,000.00.

Tom said but we don't know what we need for small structures. We could spend another million a year.

Mike said we've got a budget to do that.

Meeks said my thinking, you're getting a tax abatement for the next 10 years, the purpose, why we did the 100%, 10-year abatement is kind of to replace, it's not a pilot, it's not paid in lieu of taxes, that's what those numbers are based upon. So, now we're deferring that, so they'll be making a tax payment in year 11 plus starting the economic development payment. You have a lot of faith in the company if their going to make that payment in ten years. How you mitigate that risk, that's why I would like to talk to Rick about that.

Mike said and Benton County.

Meeks said that's the risk that you guys are taking.

Mike said I understand. I'm not settled on doing that, that's why I ask to see what those EDA payments are going to be before the 4%. My point is \$3 million dollars, yes we have a lot of needs but I don't think we have to spend all that \$3 million every year.

Tom Chalfant – Sign Ordinance

Tom said at the last Area Planning meeting I moved to amend the sign ordinance to allow 25-foot signs and it was tabled so we will address it again this month so if you have any input, if you'd like to share anything with me before the meeting feel free to do so.

Mike said I think we need 25-foot signs.

Bob McCoy said I got a call from Ed Thompson from one of the sign companies in Richmond, they are working with Taco Bell. It's come up, Tom was there, the question was asked, "what if Wal-mart's sign blows out do to storm damage? Are you going to tell them they've got to lower their sign to 15 foot?" It blew out because of storm damage.

Mike said that is what the ordinance says.

Bob McCoy said is says they have to lower it to 15-foot. The language is very vague and my personal opinion, I told Tom how I felt about it, I'd just tell Wal-Mart to fix the sign.

Mike said let me ask you a question. Meeks can we as Board of Commissioner's put a moratorium on the section of the sign ordinance that requires signs to be 15-foot?

Meeks said no, you can not but you can eventually get it fixed.

Tom asked can we pass an ordinance to say we amend the sign ordinance to say we want 25-foot signs.

Meeks said you can ask the Area Plan to amend their ordinance.

Tom said we have.

Meeks said then you can amend the ordinance and it goes back and forth.

Bob said Union City stepped out of it. They said no more.

Meeks said there's a process if you want something done, you can ask for it and if they don't do it then you can pass something and it goes back to them, they deny it, it comes back to you and you pass it. So, you have to pass it like two or three times.

Tom said they have to deny it, they can't just sit on it.

Meeks said after so long it's deemed a denial. I think that's 90 days for them, it's 90 days for us, if we don't act on something within 90 days it's deemed approved.

Bob said Wal-Mart wants this done today or tomorrow. They're wanting a new sign in there.

Meeks said I'd call it a repair.

Bob said that's the argument and Randy said that's not so.

Mike said it's like I brought up last meeting, if Pak-A-Sak goes to Marathon from Phillips that's a new sign and Randy thinks, well you just don't cut that poll off and put a new sign on top of it. You just can't do that, knock it down to 15-feet. I would move that we direct the Area Planning Commission to amend the sign ordinance to allow 25-foot signs in place of 15-foot signs.

Tom seconded that motion.

Meeks said do you want to talk to him.

Toms said he wants me to take the message that the Commissioner's want's this.

Bob asked do you think the language also needs to be clearer as far as if your replacing a sign do to storm damage or your rebranding that you don't have to lower it even to 25 foot.

Mike said that's getting into the weeds. Yes, Ed.

Ed Thornburg said I would suggest that when you make the ordinance to go back to 25-foot that you define maintenance as anything short of taking down the pole. That takes care of that 50% because of the sign and if a wire goes bad, you've got to take it down, define maintenance.

Mike said I will add that to my motion. Do you add that to your second?

Tom said yes.

Mike asked any comments Gary? All in favor of the motion please signify by saying aye. All aye votes. Motion carried.

Mike Wickersham – Water testing at Camp Slingshot

Mike said I am getting calls from Shelly Love of the Indiana Department of Environmental Management. The first call was that we needed to send in a water test for our public well at Camp Slingshot. I called her back and I couldn't get a hold of her, I left her a message that said we are not opening Camp Slingshot to the public. She called me back and said it doesn't matter if 25 people from your organization are going to visit Camp Slingshot then you are still required.

Laura said I sent that in. I told you I sent that in.

Mike said didn't we shut the water off out there.

Tom said we are still heating the building, the water is on in the heated building, the unheated building the water is shut off.

Mike said I've called her back again and she's not responded.

Laura said I've gotten two test kits since we sent the test in. Before Scott left I had him do the test, we sent it in and this week I got another test kit.

Tom Chalfant – measuring the communication towers

Tom said we talked about towers not being 200 foot and so Ed was reaching out to Dick Mote to get us a quote on measuring the towers with a laser. Hopefully that will be coming.

Ed Thornburg – Quotes on mapping the fiber and measuring the towers

Ed said I've got that. We have two items here. One of them is the quote for measuring the tower, the second is a quote for mapping our fiber cable. In looking at this map, we've got approximately 4800 feet of fiber and our locating service, he is discussing retirement. To get onto another service everybody wants a detailed file. What I've got is a quote from Bruce Collins to locate the entire 4800 feet and these are not to exceed numbers. He said he'll do that for \$750.00. Richard will come in and GPS all of the handhold boxes and the cable for up to \$1500.00. He also gave us a quote of \$2000.00 to measure the height of the three towers. If one piece of equipment works it will cost a lot less, this is a worst-case scenario figure.

Gary said we only need one of them checked because you can tell how they're put together if the other two are the same.

Mike said can't we go back to the purchase order from MPX to see how tall those sections are.

Gary said we can tell by looking at them if they're all the same. I think we need to pursue the other method of getting the paperwork on when it was either ordered, well actually we need to get from when it was shipped.

Mike said are you talking about measuring the sections based upon the purchase order.

Gary said right. If we could get that. They've never supplied us anything we've asked for yet.

Mike said we'll hold on measuring the towers. Who are you recommending to map the fiber?

Ed said Richard Mote.

Gary made a motion to approve Richard Mote to map the fiber. Tom seconded. All aye votes. Motion carried.

Adam Wilson

Mike asked Adam are the lap tops in?

Adam said we got those in the middle of the week last week. I sent you an email about Microsoft teams that was about 20 minutes long. I'm sure you watched the entire thing by now.

Mike said no, I'm not a participant in Microsoft teams.

Adam asked how do you feel about it?

Mike said if it's necessary I would use it.

Adam said it's a nice tool, we've already paid for it.

Mike said so we might as well try it and see how it works?

Adam said yes, I'm going to go ahead and put it on those machines. They're all ready to go, I'm going to get them on our network and they'll be ready for you guys next meeting.

Citizen Comments

None

Adjournment

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

Reviewed and signed this 5 day of July, 2022.

RANDOLPH COUNTY COMMISSIONERS

M. D. Welch

Tom Chaffet

Greg Carter

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