

Randolph County Commissioners

January 20, 2020

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: Tom Chalfant and Gary Girton. Also present was Randolph County Auditor Laura J Martin, Sheriff Art Moystner and County Attorney Meeks Cockerill.

Tom Chalfant, Vice President presided over the meeting.

Ceann Bales, REDC – Country View Family Farms Introduction, Overview and presentation

Ceann Bales said I am excited to be able to present representatives from Country View Farms and it is a dream the Economic Development office is that we have businesses that come in to community and they will not only be here to do business but they will also be good community partners. We have definitely been blessed with a great community partner in County View. I am excited that they can be here to explain their business and their hopes for the future of Randolph County.

We are honored to talk to you today. My name is Bob Ruth and I am the President of Country View Family Farms which is a division of the Clemons Food Group, which we will explain to you as we get started. I am accompanied by Jason Manning who is our production manager in Indiana. Clemons Food Group is a privately owned family owned company into 6 generations. Our mission statement for the last 137 years, we aspire to honor our Lord Jesus Christ that is demonstrated through ethics and integrity and stewardship. I have been with food group for over 20 years and I can tell you that it has been a real blessing to work with the family. As I mention it was started by John C Clemons in 1895. It has continued with 6 generations of family ownership. We are pretty proud that and the family has 26 members still actively involved in the business as well. We have 3600 team members. We are located in Hatfield, Pennsylvania which is about 35 miles north east of Philadelphia. Basically our business is pork. We strive on top of our business to use the values as mention in the mission statement. Our core values are ethics, integrity and stewardship. Ethics is trying to the right thing. Integrity is doing what you say you are going to do and then stewardship is building a foundation on the future. The company has worked diligently in trying to do all those things. Pork is our business, basically John C was a pork processor. He would take Pork down to Philadelphia and bring sea food back. Pork has been our business ever since, that is what we do. Part of our business is farm ownership obviously pork production facilities and then transport of the animals and the meat. You may or may not know 3 years ago we expanded our pork processing operation. We built a new plant in Coldwater, Michigan which doubled the size of the company. It also expanded our agriculture presence out of Pennsylvania in to the Mid-West and we are very excited about that opportunity and relationships we are building with farmers in Michigan, Indiana and Ohio. That is how we got involved in farming here is the Maxwell operation that was located in Hagerstown approached us about buying their operations last spring. So we engaged them in those

conversations and we been please that all went well and on December the 9th we actually closed the acquisition of the Maxwell operations into Country View. Why Indiana, it fits well with our new plant in Coldwater, Michigan and gives us presence with our producers and producing animals for the Coldwater plant. It expands our current operations. We have always been about applying growth diligently and this gives us this opportunity to process more animals and expand our customer base. One of the big areas we are excited about is the feed mill in Hagerstown which gives us an opportunity to get into the feed milling. Our operation in Pennsylvania we work with local feed mills throughout Pennsylvania, we have never owned a feed mill so this is exciting for us. Actually, the procurement of corn and that sort of things are new to us, we are pretty excited about that. That will open doors to our Ag community. With the Maxwell acquisition there is a logistics center located in the Hagerstown area. It expands our global partners that we have in Indiana. We have over 250 family farmers we work with in Pennsylvania as far as contracting animals for us. In Indiana it is 475 so now we are pretty close to 400 family farmers that we work with in our network. If you look at the map we are in position very strategically to our Coldwater plant. Our goals in Randolph County and eastern Indiana is to be good neighbor and try to live our mission statement each and every day. We want to help agriculture to grow in Indiana, Ohio and Michigan. We want to be a world class operation for our team members. Our team members our most important part of our operation. So, we want to make sure we take care of them and keep them safe and keep them productive and to live our core values each and every day. If there is any way that we can help Randolph county continue to grow agriculture we are here to lock arm and arm with you to do that.

Tom Chalfant said we certainly welcome you to Randolph County and we are excited to have you here and I would like to invited Mr. Ruth to attend the Soil and Water Conservation banquet tonight. We have about 300 farmers get together for our annual meeting.

Mr. Ruth said if they could, they have a gift that they would like to give to the 4-H needs and he would like to have Jason Manning who is a resident of the Winchester area to present that to them.

Jason said he has grown up in this area around Deerfield, and has been with Country View for over 13 years and I am very excited this opportunity we are bring to this area. I'm a 93 graduate of Winchester High School and we have several of my classmates that are producer partners with us now. I was a 10-year member of 4-H here in Randolph County and that is where my career actually started in the hog barn and groomed my passion for the pork industry right there in that building. The gift that we will present to day means a lot to me and we are very proud to do that. We would like to present this check for \$20,000.00 for the Randolph County 4-H needs.

Kayla, Pine Knoll – Permission to serve Breakfast at the Courthouse

Kayla said the last 2 years Pine Knoll has had the privilege to have a biscuit and gravy breakfast. We serve that to anyone that works for the city and government. We are asking permission to use the north side lobby here to be able to do that on February 14. We would just like to bless everyone and show our appreciation to our city and government workers.

Tom entertains a motion to approve permission for Pine Knoll to serve breakfast.

Gary moves to approve the request on February 14 from 8-10. Tom seconded the motion. All aye votes. Motion carried.

Debbie Preston – Board of Finance meeting

Tom Chalfant recess the commissioner meeting and calls the Board of Finance meeting to order. The first order is to elect a chairman and a secretary. The floor is open for nominations.

Gary recommends that Mike Wickersham serve as chairman for the year 2020. Tom seconds the motion. All aye votes. Motion carries.

Gary nominates our Treasurer Debbie Preston to be secretary for the Board of Finance for the year 2020. Tom seconds the motion. All aye votes. Motion carried.

Tom said The Report of Investments made in 2019 provided to us.

Debbie said we have a CD with Farmers State Bank for \$1,000,000.00 that will mature in January. So I will take bids on that in February. We also have Trust Indiana and First Merchants Bank. We have a total of \$13 million invested.

Tom asked if there were any questions about our investments.

Gary ask if they take quotes each time these investments mature.

Debbie replied only on the CD's. The Money Market does give me quotes but they are not used. Trust Indiana was really the best interest bearing.

Gary said they have been for some time.

Debbie said they are down quite a bit right now but hopefully they will come back up. Last year we made \$247,387.39. First Merchants was given 2 million to them because they were giving us a better rate than Main Source. The Lynn branch closed and moved our account to Ohio.

Tom asked is there was any changes in our policy.

Debbie said there haven't been. I just need signatures.

Tom ask Gary if he had any questions on policy or changes.

Gary said no.

Tom said we need to appoint a representative to handle our funds again and that is typically would be you the treasurer and the auditor. Tom ask for a motion to approve the treasure and the auditor to handle the funds for Randolph County.

Gary Girton said so moved. Tom second the motion. All aye votes. Motion carried.

Tom said do we want to review the designated depositories.

Debbie said the only thing that changed is Mutual Bank because they have been bought by Northwest. I have been in contact with Mutual Bank and they have informed me that Northwest will be on the list of depositories after April. We have our payroll and EDIT funds in Mutual Bank. They will have to be on the list for us to continue.

Tom said I am sure we will probably have a meeting after the merger is complete. Tom said to ratify that name.

Debbie agreed.

Tom ask if there are any questions about the designated depositories.

Gary said no.

Tom entertained a motion to approve those designated depositories. Gary so moved. Tom seconded the motion. All aye votes. Motion carried.

Tom said that leaves Trust Indiana.

Debbie stated that the interest rate as of today is 1.67%. It is the highest of any of the others.

Tom entertain a motion to approve the investment policy as presented. Gary so moved. Tom seconded the motion. All aye votes. Motion carried.

Tom asked if there was any other business.

Deb just wanted to let them know about Trust Indiana and Mutual Bank.

Tom ask for a motion to adjourn.

Gary so moved to adjourn the Board of Finance for this date January 20, 2020. Tom seconded the motion. All aye votes. Motion carried.

Joe Edwards, SRI – Regarding Certificate Sale

Joe said he appreciated the opportunity to be here once a year to talk about certificate sales. The commissioners are the proud owner of 51 tax sale certificates that was left over from the previous tax sale. It's a total of about \$150,000.00 in certificates. In this packet there is a resolution approving the sale, our contract which hasn't changed, and a list of the properties. So, what all you need to do to make this happen is approve the resolution and contract and establish the beginning bids. Including last year, the minimum bid last year was \$200 dollars. So, I don't know a single reason to change that minimum bid. I would be happy to answer any questions you might have. I don't have a calendar yet, will check with treasurer to get their approval. We might be looking at mid-April for this sale. This will get us out of snow and ice a little bit hopefully. Joe asked for any questions.

Gary said he thinks everything has always went well.

Laura Martin said she didn't have the number for the resolution. If you go ahead and approve it I will put the number in when I get to the office.

Gary moves to approve the resolution for the handling of the tax sale as presented to us. Tom second the motion. All ayes. Motion carried.

Gary moves to approve the contract for SRI to do the certificate sale for 2020. Tom seconded the motion. All aye votes. Motion carried.

Tina Mendenhall – Final Information White River Fire Station

Tina wants to congratulate the county for landing Country View and the donation to Randolph County 4-H. I am a 10-year member myself. I am here today in 2020 you are going to have a new ready to move in as we speak today a new fire station. We have some business to finish up with the grant and we want to make sure you have pay application #12 in front of you.

Tom said we have #12 & #13.

Tina said before you approve each of these, I will go over the financial side of things. This will show you that you started out with half-million dollar grant. \$420,000.00 in a local bank loan, \$103,230.00 from the fire cum cap and \$25,841.00 additional appropriated for a total of \$1,451,020.00 the local portion of that funding is \$551.09. Everything after today is zeroed out. So, pay application #12 I would ask the township advisory to approve it, the architect has approved it and it is in the amount of \$25,695.00.

Tom said this calls for one signature Gary.

Gary made a motion to approve pay application #12 for \$25,695.00. Tom seconded the motion. All ayes. Motion carried.

Tom said we had one just come in application #13.

Tina said pay application #13 is release of retainage. The fire department is in the process of moving in. The punch list items have been taken care of. We are scheduled for CBDG monitoring on the 23rd Thursday. The township has signed off on releasing this retainage.

Tom asked if this is for \$93,102.40.

Tina agreed.

Tom entertain a motion to approve application #13.

Gary so moved.

Tom seconded.

All aye votes. Motion carried.

Tina said the close out has been scheduled for January 23, 2020 which is Thursday and be held at the new fire station at 10:00 with the Indiana Office of Community and Rural Affairs. Our office Mendenhall and associates have prepared all financial documents. We invite the commissioners and the auditor's office to stop between 10-noon if you would like to stop in and meet OCRA. It is a 2 hour process and you don't have to stay for the entire monitoring. They will do a walk through the station and go through 3 binders of ours to make sure we followed the federal guidelines for the project. I have 3 forms that do not need to be approved by the commissioners, but do need Michael Wickersham to sign. This is a formality on the close out documents.

Laura said Mike is not here to day he will be back until February 3.

Tom suggested leaving the documents with the auditor's office.

Tina asked Tom if he was willing to sign since Mike will not be back and it will be on Thursday for the close out. The first one is a disclosure that basically goes over the financials for each of the professionals that were under contract. The second is the certificate of accessibility saying it is handicap accessible. The final inspection report has been signed off by the architect and that civil rights is basically that we did not hire any local residents.

Gary made a motion giving Tom Chalfant permission to sign in place of Mike Wickersham on these documents to complete them. Tom seconded the motion. All aye votes. Motion carried.

Susie Girton would like to thank the commissioners for taking the lead on the grant application for us and making it possible to start this project.

Eric Warren, ORC – AEP permits

Eric said AEP is rebuilding a transmission line out at the substation in front of Ardagh Glass and going north to 100 N and then east following the road to Cardinal Ethanol. The work will start on February 1st.

Tom asked Eric what this is helping Ardagh or Cardinal Ethanol or is it to make it better electricity.

Eric said that transmission lines only transmit from substation to substation they don't go directly to either of them. There will be a rebuilt of about 6 miles. The reason for this is AEP is rebuilding quite a few of the sub stations because of aged out and no real good replacement parts.

Gary moved that we approve the right-of-way permits & easement permits requested. Tom seconded the motion. All aye votes. Motion carried.

Perry Knox and Dick Robertson, SJCA – Bridge 110 Proposal

Perry said at our last meeting we discussed bridge planning for the county. One of the bridges we were looking at for this year is County Bridge 110. That is 1200 W over Campbell Creek. That particular bridge is posted 10 tons. The county has procured a large community crossing grant project to resurface that road. It will be a nicer road but the bridge is still posted. Mike Haffner approached us to find a solution to get the posting off the bridge. We had an extensive analysis of that structure, we had made a determination that the whole entire structure doesn't need to be replaced. The problem with the structure is the deck on the steel beams are inadequate to get a full posting on that bridge. Our solution in front of you is to design a new deck for the bridge and keep the same abutments with some work done to them. The steel beams are adequate for the new design. The current deck doesn't have the correct weight distribution with what is there now. Our new deck will be a composite deck with a sheer key system that will allow the beams to work together and eliminate posting. Additionally, the size of that particular structure has a knee wall high guard rail that will be removed, causing additional weight that is not necessary and that will be removed. We will design a bolt on side guard rail which will, even though structure isn't getting any wider it will in essence will make the bridge road way wider. That will help passing cars. The basic problem with that structure is there is too much weight. There is too much dead load and then you add a truck to it that is why it is posted. So, instead of incurring the expense of replacing the entire structure we came up with this solution. The proposal in front of you is for the design of that deck including permitting and construction phase services. Our intent is to design the deck then Mike Haffner will put it out for bid. Then we will review those documents and to make sure they meet the scope of our work.

Tom ask how much to rehab this bridge.

Perry said his fee is \$61,800, but we don't believe that we will use all of that. Mike is going to use some of his sources to do the approach work which will save money on our design. Some of the approach railing is going to be done by Mike. We are very early stage to try to determine a preliminary estimate. Our first estimate for construction cost is about \$70,000. So, it will be \$70,000 plus our design fees. Right now, you are looking at \$70,000 plus 61,800. Again, we don't believe we will use all of ours. We do need to get the design finished to get a more accurate estimate on the construction cost. Our goal is to use internal funding which Mike has in place so that it will help the Community Crossing project go smoothly.

Tom ask Mike if he had any questions.

Mike would like to set it at \$150,000 area to be safe. Because even though this has bid out I still need to spend some money on our own to do some work. So, I will have some expense in it.

Tom wanted to know what the cost of putting a new structure.

Mike said right now with a bridge kit that would be keeping abutments but tearing everything else off you are looking with engineering and the bridge kit together \$200,000.00. Mike said in my opinion is just as good but a cheaper.

Tom asked is rehab is cheaper.

Mike said in this particular case with beams still be good, it is because we are trying to get the dead weight off of it.

Tom asked if saving \$50,000 and it's going to be will have the same thing either way.

Mike replied yes. Because the abutments are good and everything else is good.

Tom asked how old the cement abutments are.

Perry didn't know the age of the bridge, last inspection and visual inspection by our firm they are fine other work at the top to accommodate the new deck. The steel beams are really good size steel beams.

Tom said he is worried if we had 50-60-year-old concrete on top of that, then in the future what happens when they need replaced.

Mike said even if you were using a bridge kit you would still be putting it on the same concrete. Mike said even with the \$200,000 you would still be setting in on basically on same frame work.

Perry said to remove the abutments it would be a lot more money.

Mike informed the commissioners that they need to do some small excavating work around the abutments to inspect them better. We will know when we inspect we can always do core samples if needed to be. When I open it up we will be able to get a better eye on it. Then if they are worse than they appear then we will have to go to plan B. Everything looks good now to move forward, but we will be doing some excavating to verify the abutments.

Gary asked what the life span with this type of rehab.

Perry said deck replacement is usually with adequate maintenance are 50-year fix. The ideal is to keep the moisture from penetrating to the sub structure and that's the key. You can put a new deck in and without proper maintenance you could be back in 25 years.

Gary said you and I had this discussion about having a plan for maintaining our bridges with regular maintenance not just random. Hopefully we can get that operating with either in house or out of house some way we are in process of doing it because we can't continue to do this work and then not maintaining it. Then it will come back to bite us.

Perry said Mike and himself has had conversations about putting together a small bridge maintenance crew and doing some training. For that crew to assist the highway department to maintaining some of these bridges and do some preventive maintenance of course we are always will to help the county in that capacity when we are ready to move forward.

Gary inquired on the time frame for putting asphalt on the road.

Mike said we are preparing things to go out for bids by next month. We will have to see who wins the bid or do we want to put a date in there. I was maybe hoping to get this complete before the pavement, but reality check Perry could confirm with me. I don't want to give up my paving that project until almost the asphalt plants close. So I think we can do this job and do the paving in the spring or early summer and then if this project go past or beyond that then will join the pavement.

Tom said we need to get the paving done as soon as possible.

Mike said yeah and for me to be able to apply for future Community Crossing I don't want anything to jeopardize that. So, I am kind of recommending to continue on with the paving project with this being a separate entity. If we can get done before great, but if we have to later I don't think there will be any harm.

Perry said our time frame is limited to outside influence which is the permitting. That is always what we wait on for IDEM to give approval. We can always meet a time line that would work with this project but we have to wait on IDEM to make that approval on the waterway's reports. That is what will slow the project down if anything its always that agency that needs to sign off.

Gary ask Perry if he knew when the bids would be back and be approved for the actual construction.

Perry said that would depend on the permitting. We have a 120 day I think we put in there for where we think we are. But IDEM has a 30-day mandatory review period.

Gary made a motion to approve the proposal for Bridge 110. Tom seconded the motion. All aye votes. Motion carried.

Mike Haffner has a utility agreement with Frontier.

Gary moved to approval of utility recommendation by highway department with Frontier as presented. Tom seconded the motion. All aye votes. Motion carried.

Other Business:

Art Moystner, Randolph County Sheriff-RFP & Commissary Report & Bond Approval
Art Moystner gave the commissary report.

Art is not sure since Mike Wickersham is not here if you want to do anything with the RFP for the building upgrades. My concern is the process that it goes through we have to solicit the bids which ties us up about 3 weeks the way it is setting right now. We would have the bids to look at until mid-February to pick from and then present to go forward the beginning of March. If we wait until April this is a 9 month build. My concern is in the last 6 weeks there has been 3 issues in the jail that concerns me. We have had to operate the door panel on the override side for about 4 days until we figured out what was going on with the rest. It is now fixed. We had a door that was acting up and fortunately it was not a priority door. We were able to get that fixed. We have had the intercom go down for brief period of time were able to get it reset. If it would

ever fail permanently that is the last one that I have. We are at a point where we have to move forward with this, this year. I am not sure what you want me to advertise just yet. Do you want me to change the dates until Mike gets back so you can approve it? I am just asking now to have permission to send it out and get bids back.

Gary said we have talked about this long enough and we know there is need and I think we need to move forward. Gary moved for approval. Tom seconded the motion. All ayes. Motion carried.

Tom entertain a motion to approve the sheriff's bond with one signature. Gary moved the sheriff's bond be approved as presented and signature of the Vice-President. Tom seconded the motion. All aye votes. Motion carried.

Salyers Taylor Claim \$283,500.00

Tom said we have a Salyer Taylor claim that came in. He said he thinks they will be turning the first and third floor heat on today.

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

Regular Claims \$837,352.25

Tom ask any questions on the claims.

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

Payroll Claims \$217,503.30

Gary moves to approval the payroll claims as presented. Tom seconded. All aye votes. Motion carried.

Cripe 8/02/19 Claim \$1276.55

Cripe 9/03/19 Claim \$932.20

Cripe 12/31/20 Claim \$222.98

Tom said these claims for Cripe are for August, September and December. We are still having issues. We were hoping to resolve the payment for the 150KW generator and they still want us to pay \$37,000.00 cancellation fee for the 300KW. I told the general contractor that I wasn't pleased that the architect is trying to negotiate with the company. So, I am not to please with the architect and the way things are working and not working. The rest of the project is going well, but the generator is going to be a sticking point somewhere. Tom says there is a communication problem and I don't know where it lies but I think we are all a little bit responsible to work together and correct this problem. Because we bought a 1000 AF switch that we didn't need, and we could have got by with a 600 amp. So, they want \$90,000 all most for a 150KW generator should cost \$35,000 and another \$6000 for a 600 disconnect. It's not going very well. The concrete is going to be poured this week and that is the last of the concrete. The outside things are going well but this isn't. So, I'm not in favor of paying those. I have contacted the

general contractor and left a message that there are things that are still just hanging out there. Ultimately will the county be responsible one way or the other for this bill.

YMCA/Camp Yale \$30,000 Claim

Tom said this is from the Edit plan.

Gary moved approval on the Camp Yale claim for \$30,000.00 it was approved some time ago and went through the edit plan. Tom seconded the motion. All aye votes. Motion carried.

Randolph County Economic Development \$24,833.33

Tom said next is the January draw for Economic Development of \$24,833.33.

Gary moved to approve this claim as presented.

Tom is not comfortable seconded this motion this is still up in the air regarding an employee who is working from Florida without board approval. I guess I would like to have it resolved before I approve this claim. Tom declines to second the motion.

Motion dies for lack of second.

Minutes of October 15, 2019

Gary moves to approve minutes of October 15, 2019. Tom seconds the motion. All aye votes. Motion carried.

Redevelopment Commission Appointment

No appointments. Tabled to next meeting.

Building Corporation Appointment

No appointments. Tabled to next meeting.

Treasurer's Monthly report

Gary moved to approve the Treasurer's Monthly report. Tom seconded. All aye votes. Motion carried.

Microvote annual agreement \$12,000.00

Tom said Microvote annual agreement for \$12,000.00.

Laura said this is the same as last years.

Tom said it calls for a signature. Tom ask if we have elections every year.

Laura Martin stated its 3 out of 4 years, but we pay this for maintenance every year.

Gary moved to approve Microvote annual agreement. Tom seconded the motion. All aye votes. Motion carried.

Headwaters II letter of credit

Meeks Cockerill said he hadn't heard back from Rick Hall yet. He said he would follow up on it.

Tabled to next meeting.

Communications bond signatures

Tom would entertain a motion to approve the bonds, Gary so moved. Tom seconded. All aye votes. Motion carried.

Tax Refund-Over assessment

Laura Martin said this is for 3 years back. This is the 3rd year it has been assessed with 576 pools instead of 1. So, we are refunding.

Tom says it calls for a signature.

Gary moves to approve the tax refund as presented and authorize Tom to sign. Tom seconded. All aye votes. Motion carried.

Landfill Erosion and Sedimentation Review

Tom said we received by email from the Soil and Water Conservation inspector of our landfill and everything seem to be good in the report.

Laura Martin, Copier quotes

Laura Martin would like to let you know that we have 6 copier leases expiring. I brought it the last time and the company that we have them with now is Weber. I have also been contacted by PerryPro Tech and they want to quote it. We are currently paying \$359 for six copiers per month. I have talked to all 6 departments and they have responded they are not happy with the copiers we have now. I gave that information to Weber also. Mike had asked me to contact them.

Tom said we had problems early on.

Laura just wants to know if it's ok to let them quote leases.

Tom thinks that is a very good idea. Tom entertained a motion to allow Laura to get copy quotes for leases.

Gary moved to allow Laura to get quotes. Tom seconded. All aye votes. Motion carried.

Art wanted to know if these will have the same services as we have now.

Laura said if you could tell me what you need different now if not I will have them come and talk to you.

Art said we have the printability, copy ability and to scan to email and load them into our case

files.

Laura said they have asked her if there are things you don't like I need to know that.

All aye votes. Motion carried.

Citizen Comments

Mayor Bob McCoy was curious to know how many of the 51 tax sale properties are in Winchester and what are the deed restrictions on them.


Tom said you are welcome to come and look at the list. Tom said for Mayor McCoy to get in touch with Representative Tom Saunders, he is introducing legislation to have the adjoining property owners to be notified. This would give them first right of refusal on property if they don't sale. You might weigh in on that with him.

Adjournment

Tom entertained a motion to adjourn. Gary so moved. Tom seconded. All aye votes. Motion carried.

Reviewed and signed this 16 day of March, 2020.

RANDOLPH COUNTY COMMISSIONERS







ATTEST: 

Laura J Martin, Auditor of Randolph County