

Randolph County Commissioners

September 15, 2014

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: William Terrell and Gary Girtton. Also present was Randolph County Auditor Mary Ann Lenkendorf, Sheriff Ken Hendrickson and County Attorney Meeks Cockerill. Also, present was Council member Rick Brown. Board President Michael Wickersham was absent.

Pledge of Allegiance

William Terrell, Vice President presided over the meeting.

Scott Moore, County farm

Scott Moore stated he had a question about wanting to plant wheat at the county farm. I don't want to get into the time that the contract expires in January and I don't know if I will have a contract for next year. William Terrell said he doesn't see anything wrong with going ahead with planting wheat. Gary Girtton said we will leave it the way it is now since it is so late and work on this after the first of the year. Terrell said the Commissioners may have to start deciding on who is renting in July instead of January. Gary Girtton made a motion to leave the county farm contract the same for 2015 and discuss any changes for 2016 in July of next year. William Terrell seconded the motion. All aye votes cast. Motion carried.

Timothy Cline-mobile app for the county

Timothy Cline said he would like to develop a county mobile app that can be downloaded on cell phones. Anyone coming into Randolph County can see restaurants, YMCA, court house or resources that Randolph County offers. I am working on one for Darke County, Ohio. Mr. Cline stated he doesn't have a cost for the app, but will let the Commissioners know at a later date. William Terrell stated we need a lot more information. Terrell said we will table this for the next meeting and Commissioners asked that Mr. Cline give any new information to the Auditor.

Bev Fields, Assessor – addendum to assessment contract

Bev Fields stated I have an addendum to our reassessment contract. The reason for the change is the governor signed into law changes in the time frames that we do assessments. Right now the assessments are effective until March 1, 2016. The assessment date will then be January 1st for every year after that. With the changing of the time it has now changed our calendar of when we have to do specific events within the cyclical reassessment in the contract. Gary Girtton made a motion to approve the addendum to the assessment contract as presented. William Terrell seconded the motion. All aye votes cast. Motion carried.

Bruce Hosier REDC director and Joel Markland, BCA Consultants, regarding the Central Manufacturing building in Parker City

Bruce Hosier, REDC director stated he had with him Joel Markland. Markland is from BCA Consultants who are environmentalist consultants and specialists. We have been going around the county and identifying empty buildings. Part of this process is the Central Manufacturing building in Parker City. Joel Markland stated that IDEM has a virtual file cabinet that has most, if not all the paper work on that particular property. I have reviewed the paper work and it does include some information about the site including a no further action letter. This means there was contamination identified on the site and there was a clean-up process that was approved and accepted by IDEM and no further action needs to be taken as it relates to the contamination that was found on the property. This is good news for this property. However the DNFA has a very narrow window for the no further action letter. It was related to a petroleum contamination. What I didn't find was a Phase I site assessment. This gives you a history report of what is going on with the property. Without the Phase I we don't know if there are any other sources of contamination on the property. We don't know if it is or isn't contaminated. Maybe petroleum is the only contaminate on the property. If so, then you have a clean property. I would recommend that you have a Phase I done on the site to make it more marketable. I do know that the county is in a coalition with the City of Union City. The Brownfield grant could pay for the Phase I and any recognized environmental conditions that are identified then Phase II can be done to investigate to see whether the presence of contamination exists. SME does the grant with Union City and they can do both of those things. They might not find any recognized environmental conditions when they do a Phase I which would mean there is no reason to do a Phase II. If they would find recognized environmental conditions they will go and take samples. Depending on the findings there are other funding sources to address further investigation and potential clean-up if needed. There shouldn't be any petroleum contamination because IDEM has signed off on the investigation. I will leave with you a liabilities insurance policy. This site may or may not be a great fit for that. In Indiana, general liability insurance policies have the potential to be used for environmental damages. I think it is important for municipalities to be aware of its funding opportunity that exists. From the county's perspective there is no liability for the county to take possession of the property. It is considered by federal law to be an involuntary acquisition. Meaning they didn't want it but had to take it to recover the tax loss. If the county would assign it over to Parker City or an individual, that individual needs to have a Phase I done before they take possession and before the title is closed. This is critically important because as the county you don't want those liabilities and you certainly don't

want to pass them down to the next person. So in order to facilitate the redevelopment, identify those liabilities to a potential buyer is actually very valuable. I don't believe you will have either due diligence requirements, meaning having the Phase I done from a liability perspective or due carry requirements which is what the law basically says we know that there is contamination on the site and this is what you have to do to protect people from it. I don't believe either of those obligations would fall on the county. Markland said he would follow-up on that and let Bruce Hosier know for sure. William Terrell said that Central Manufacturing was a metal place for several years. Markland said more than likely there will be metal contamination on the property. Bruce Hosier said we have talked to Monte Poling from Union City. Poling has helped identify this component in which to fund this. Meeks Cockerill stated but if the county took title to the property with contaminates then we would never get rid of it. I think what I was talking to Bruce about doing was the due diligence to see if the property is clean. Markland stated the municipalities have resources and opportunities through grants that individual property owners do not have. In order to facilitate the redevelopment if you can get some of those things lined up and in place it makes sense to take possession of a contamination property. If those tools are in place for you then take the next step to take care of it because those tools are not in place for the private investor. William Terrell asked if it would be in our best interest to find out in advance whether or not we are doing a first assessment before we take possession of the property. Terrell wants to know if anyone is interested in the building. Hosier said there is an interested party. William Terrell wants a Phase I done before going on and taking the deed. Bruce Hosier stated he will go forward and work with Monte Poling. There is approximately \$65,000 in back taxes owed on this property. Bruce Hosier wanted to give an update on the F Systems property (Hauser Warehousing). I do have one of the appraisals back and the second one will be given to me later today. I will come back to the next Commissioners meeting with both appraisals.

Jake Donham - parking lot bids for sealing and restriping at the RCFPO, Jail and EMS

Jake Donham stated the water softener is up and running good at the jail. The jail had a roof consultant come in and bid for just repairs and the roof all together. The bids were all over the place. So right now we are at a standstill. The roof consultant came and evaluated the whole roof. He took core samples and is going to put a report together. There are several different ways to go. It might be a complete roof or might just be a major renovation of what we have. Ken Hendrickson stated Jake and I talked to the consultant last week whether to do a complete redo or restore. Hendrickson said he is really good at what he does. He requested to come in and give us an hour presentation on the roof. We suggested that he give that to Jake and me. I told him that the Commissioners would rather have a 15-20 presentation with questions. He may recommend using an ultrasound type of scan for the roof. They would come in at night and scan the entire roof and look for hot spots that indicate the water. Once they do that, it depends on the percentage of wet spots underneath. If it is under 30% we would probably be ok to do just a renovation of the roof structure itself. If the percentage is over 30% then we are going to be looking at more damage than what we realized. The actual cost of the inspection not including the scan is under \$3,000. The consultant doesn't want to say the price yet until he has time to review his findings.

Hendrickson said with the magnitude of the project I think the x-ray of the roof would be a good thing for us to do. The consultant is going to get the square footage and get a rough estimate. If the x-ray is under \$5,000 is it ok to get that done? Terrell stated he thinks that will help us save money by not putting on a complete roof if we don't need it. Gary Girtton stated we don't want to go to a modified re-roof because if down the line it has leaks again that would have been money not well spent. Gary Girtton asked if the consultant had any recommendations on winterization. Donham stated he didn't really say, because the main reason is there are only a couple small leak areas, but what concerned us on the roof are the pockets of water underneath. It hasn't made it way inside yet. We don't know actually how much water is between the layers. Gary Girtton made a motion to approve getting the x-ray done on the jail roof. William Terrell seconded the motion. All aye votes cast. Motion carried.

Jake stated he has gotten bids to resurface the parking lots at the RCFPO, Jail and EMS. I recommend American Asphalt Inc. of Muncie. They have done work for Silvertowne. Everything was pretty much the same in that they would clean cracks, fill and coat everything and restripe. All three locations would have the updated ADA parking. American Asphalt cost for all three buildings is \$12,760. There are some low spots and they will put on hot patch and then seal over. The RCFPO building is \$8,301.18; jail building is \$3,622.56 and the EMS is \$837 and this could be paid out of the Cum cap fund. William Terrell made a motion to allow American Asphalt Inc. to resurface all 3 buildings. Gary Girtton seconded the motion. All aye votes cast. Motion carried.

William Terrell asked about the softener in the courthouse. Jake said it is good, within a week we were noticing a difference in the fixtures having less build-up. We still have a small leak on the old part of the courthouse roof. The company is aware of it and I am trying to get them back to correct the problem. Terrell also asked if the RCFPO building is making headway on the cleaning. Jake said we are working on it. Gary Girtton, Phil Silvers and I have talked to the people at the building and it is beginning to turn around.

Jessica Olson, Chief deputy auditor- grant reimbursement

Jessica Olson stated she has an update on the grant reimbursement. I need initials for the repayment of the EMA competitive grant back to the rainy day fund. On the first page is where the check was written out of the rainy day fund. The second page shows where it was put back into the rainy day fund. The Council did a resolution to forgive \$35.37 to rainy day fund. Gary Girtton made a motion to have William

Terrell initial the reimbursement to the Rainy Day Fund. William Terrell seconded the motion. All aye votes cast. Motion carried.

Regular Claims \$661,615.42

Gary Girtton made a motion to approve the regular claims of \$661,615.42 as presented. William Terrell seconded the motion. All aye votes cast. Motion carried.

Payroll Claims \$198,644.66 (revision to 9/2/14 payroll); \$194,295.22

Gary Girtton made a motion to approve the payroll claims of \$198,644.66 (revision to 9/2/14 payroll) and \$194,295.22 as presented. William Terrell seconded the motion. All aye votes cast. Motion carried.

Minutes of August 18, 2014

Gary Girtton made a motion to approve the minutes of August 18, 2014 as presented. William Terrell seconded the motion. All aye votes cast. Motion carried.

Treasurer's monthly report

Gary Girtton made a motion to approve Treasurer's Monthly Report. William Terrell seconded the motion. All aye votes cast. Motion carried.

Treasurer's Edit reports

Gary Girtton made a motion to approve the Treasurer's edit reports. William Terrell seconded the motion. All aye votes cast. Motion carried.

Edit claim – Randolph Co. Economic development – \$15,833.33 and Randolph Co. Economic development \$3,630 (Sturtz audit group)

Gary Girtton made a motion to approve the Edit claims for Randolph Co. Economic development – \$15,833.33 and Randolph Co. Economic development \$3,630 (Sturtz audit group) as presented. William Terrell seconded the motion. All aye votes cast. Motion carried.

Airport monthly report

Gary Girtton made a motion to approve the Airport monthly report. William Terrell seconded the motion. All aye votes cast. Motion carried.

Winchester Main Street request

William Terrell stated we have a letter from the Winchester Main Street requesting to use the west walk way occasionally and the south yard for the rest of the farmer's market. The request will be ending September 27, 2014 and would begin again May 23 –Sept 26, 2015. Gary Girtton made a motion to approve Winchester Main Street request to use the walkway for the rest of this year and through 2015. William Terrell seconded the motion. All aye votes cast. Motion carried.

Nuisance complaint – Main Street, Modoc

William Terrell stated this nuisance property complaint is in Modoc. Meeks Cockerill stated the county doesn't have authority over that municipality. Gary Girtton stated Modoc has no nuisance ordinance. Meeks stated that we have no jurisdiction over Modoc. Cockerill advised for Randy Abel to contact Modoc and let them know they would need to adopt an ordinance. Meeks suggested to Gary Girtton to get a copy of Winchester's nuisance ordinance for Modoc. No action was taken by Commissioners. Mary Ann Lenkendorf stated Randy Abel left this morning another complaint for a property in the town of Harrisville. Randy Abel wrote that the weeds are as tall as the front of the house. It also has a lot of rubbish in the front yard. Meeks Cockerill stated it sounds like it health department problem and recommended that it be sent to them.

Memorandum for handbook change to 28 hours for part time personnel

William Terrell read the memorandum. Gary Girtton made a motion to approve the memorandum for handbooks to change to 28 hours for all part time personnel effective September 22, 2014. William Terrell seconded the motion. All aye votes cast. Motion carried.

Mary Ann Lenkendorf said Ertel & Company is coming to do health screenings on October 21-24 and needs a signature and approval from the Commissioners. Gary Girtton made a motion to allow the Vice President to sign the Ertel & Company screening. William Terrell seconded the motion. All aye votes cast. Motion carried.

Citizen Comments

Jim Wallace, Winchester- asked who owns the Central manufacturing building in Parker City. William Terrell stated he did not know and directed him to the Recorder's office.

Todd Longfellow, Union City- asked where the airport van was purchased from. Longfellow was told that it came from Sandifar's autos.

John Reece, Lynn asked if the \$15,833.33claim is for salaries at the Economic Development. Reece was told the monthly claims are used for their operations. Mary Ann Lenkendorf explained there is a contractual amount and it is divided down into monthly claims amounts.

Adjournment

Gary Girtton made a motion to adjourn. William Terrell seconded the motion. All aye votes cast. Motion carried.

Reviewed and signed this 20th day of October, 2014.

RANDOLPH COUNTY COMMISSIONERS

Mary Ann Lenkensdof

William A. Fennell

E. J. [Signature]

ATTEST: *Mary Ann Lenkensdof*
Mary Ann Lenkensdof, Auditor of Randolph County