

Randolph County Commissioners

February 19, 2013

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 William Terrell, Michael Wickersham and Gary Girton. Also present was Randolph County Auditor Mary Ann Lenkendorf, Sheriff Ken Hendrickson and County Attorney Meeks Cockerill.

Mike Wickersham gave prayer.

William Terrell, President presided over the meeting.

Allen Heuss Union City Housing Authority and HPG Network, Ryan Chasey

Allen Heuss wanted to bring Commissioners up to date on the Housing Authority. Ryan Chasey gave an overview of the HPG Network. Chasey stated there are 160 vouchers over the entire county with 138 being issued within Union City. The annual rents are \$800,000 per year. Union City housing authority has faced some administrative problems, which has led to HUD making inquiries into the authority. The move to the new building by the previous director has led to financial hardship. They do not know the extent of the issues. Chasey stated the housing authority has asked that HPG Network develop a plan to evaluate the housing authority. They are asking for \$15,000 to put the plan in place. The city of Union city has put in \$10,000 to keep this going. Chasey stated that Randolph County has many more vouchers than counties its size and believes this is an attribute. Allen Heuss stated the board has done its best to solve the problems and it is beyond their capabilities at this point. The administrative portion of this is very complicated and feels it is almost impossible to comprehend all the documentation especially for a volunteer board. That is why they solicited the HPG group and if the authority doesn't survive, it will be a loss to the county. The legal circumstances of the building are unknown at this time but should be resolved in the next couple of months. Heuss stated there is approximately \$50,000 per month income including administrative fees comes that comes into the county. Chasey stated that his group would do a financial, legal and program review for the authority to make it a sustainable model. He anticipates that the services will need to be expanded to bring in extra revenue to turn this around. Heuss stated every family is evaluated to see how much they can contribute and that determines the amount of rental or utility assistance. Terrell asked how long the family is left on assistance. Heuss stated there are checks done but there is no limitation. If their income increases it is reevaluated and they are to report any changes to their status. Wickersham asked if you expand services does that mean the administrative fees go up. Heuss stated that was correct because it is based on the number of vouchers. Wickersham asked who was running the office. Heuss stated the authority has five board members and an executive director who was the previous clerk in the office. We have implemented procedures so there is not a problem of what occurred in the past. The money was not gone from the prior director but was used on the building. The rental assistance funds can only be used for rents. The executive director expended funds inappropriately and spent that money towards the remodeling of the building. William Terrell asked how this would be resolved with the foreclosure proceedings. Ryan Chasey stated the money would go towards getting this all turned around. Ultimately, we have no answers right now. Heuss stated the foreclosure was filed for \$122,000 and this money would not go towards the payment of the mortgage. Right now, the authority is not paying anything against the mortgage. Mayor Bryan Conklin stated there are some misconceptions with these questions. There are elderly folks that need some assistance. There are issues with what went on with authorization from the previous director and issues that shouldn't be talked about in a public setting. He wanted to address the questions that were being asked on whether to invest in this entity or not. Mayor Conklin stated as far as county funds being available, he looks at this request as being no different from any other economic development request. Terrell asked if this had been presented to the Economic Development board. Heuss stated that he had contacted the director and was advised to come to the Commissioners. Heuss believes this is economic development because of the number of dollars and the impact if they would lose the funding. Wickersham asked how viable the authority is if there were cash flow problems. How would it become different now? Wickersham believes that the authority is needed and doesn't want to lose it. He believes this is a county authority and his concern is that a year from now the same issues will be there. Mayor Conklin stated the biggest problem is the asset of the building. Chasey stated there are operational issues. The building issue has to be settled and is a key component to getting them back on track. William Terrell stated he agreed that it is a good program but also wondered if they would be back in another year needing the same amount of funds or more. Wickersham stated he likes the idea of making more income and would be inclined to do a loan to the authority. He believes that Commissioners could recommend to Council to make a loan from the rainy day with the hopes of the housing authority paying it back in a year or extending the time for payback if that is not possible. He doesn't want to be in the position of supporting this request with tax dollars and Edit funds are tax dollars. Meeks Cockerill stated that he would have to check if a loan would be allowable from the rainy day funds. Commissioners have done loans from the edit funds. Meeks asked if some of the money would be going towards defending the lawsuit. Chasey stated that the money is intertwined because it is financial fees. The funds they are asking for are not for operational purposes. This is a one-time request and plans to make it work. They do not want to keep coming to the entities and

asking for money. Wickersham asked where the money went that Union City contributed. Mayor Conklin stated it was used for the initial review and there could have been some used towards the legal fees. Heuss stated he could almost guarantee that they would not be back within the year to ask for more money. If they get this problem solved, it should not be a problem from then on. They have to get through this crisis or we will lose it all. Wickersham asked how much of the \$15,000 would be used for legal fees. Chasey stated it would yet to be determined but possibly up to half of the amount. Mayor Conklin stated the newspaper did a good job of outlining what had happened with the housing authority. They had been housed in a city property and the city was paying the bills for them and utilities. Conklin had gone to them five years ago, since they were a federal entity, and wanted them to contribute towards the cost of doing business. Wickersham stated their request has put the county in the position to pay towards legal fees for one citizen to sue another citizen. He didn't feel that was a very good position to be in and didn't know if he could do that. Wickersham would reevaluate and recommend funding \$10,000 as a repayable grant with no interest. William Terrell stated he cannot recommend using edit funds. Meeks stated he would have an answer on the use of the rainy day at their next meeting which is March 4. Heuss stated they would not have been here if they weren't serious about getting this taken care of. Michael Wickersham made the motion to table the request until March 4 meeting. Gary Girtton seconded the motion. All aye votes cast. Motion carried.

Josh Messersmith, Brian Yount, Doorways Investigation Paranormal Group-County home

Brian Yount presented was here to show Commissioners how to make money from the county infirmary. They have a background in assisting the city of Union City with the Kirshbaum building, the old hotel building and Bears Mill at Greenville. Paranormal teams that will pay \$30-\$40 per person to go through an old building. That money is given back to the entity and his group makes no money. Doorways Investigation is a marketing firm that finds buildings to bring paranormal groups into the area to tour. They want to help buildings that are historic to find money. When the groups come here, money will be spent on local businesses. Terrell asked about their liability. Yount stated they have a waiver of responsibility that everyone signs in case someone would get hurt. Yount stated the Kirshbaum building hasn't generated a lot of money to date possibly \$500. Bears Mill in Ohio has seen around \$1,000 but there is no heat in that building so they don't investigate in the winter. Meeks Cockerill stated his concern has always been the chipping lead base paint and broken asbestos floor tiles. We are not ADA accessible and are not required to be since the building is closed. No liability amount in the world will keep the County from being dragged into some type of lawsuit. William Terrell also agreed. Yount stated he wanted to present this to see if Commissioners were interested. Messersmith noted a lot of buildings that they visit are in much worse shape than this building. Mike Wickersham stated he was not interested in pursuing anything at this time. William Terrell agreed.

Robin Vickery, Community Corrections Director-Youth Service agreement

Robin Vickery stated it is time to renew the thinking for a change agreement with the Youth Services bureau in Jay County. The program provides a tool for clients to help them in decision-making. This is a requirement with the department of corrections and is part of their grant. The agreement shows a fee for the facilitator or \$30 per hour. The class typically runs two hours and meets twice a week. The class will run seventeen weeks and has been proven to work. Michael Wickersham made a motion to approve the Community Corrections agreement with Youth Services in Jay County. Gary Girtton seconded the motion. 3 aye votes cast. Motion carried.

Jake Donham, maintenance contract

Jake Donham stated he had emailed a copy of the maintenance service agreement for the elevator to Commissioners. This would be a quarterly inspection by AMCO who installed the elevator in the courthouse. The state inspection will be coming up shortly. AMCO is currently being used at the jail and Phil Silvers has expressed having AMCO do the maintenance for the elevator at the RCFFO building. Wickersham questioned who would be responsible for the items that were exempted in the maintenance paragraph and wondered who would maintain that portion. Donham stated the only thing he knows that would not be covered are things deliberately done to the door. Donham stated AMCO would run all the tests on the elevator in the inspection to make sure everything works correctly. He recommends this company. Michael Wickersham made the motion to approve the maintenance contract for the elevator with AMCO. Gary Girtton seconded the motion. 3 aye votes cast. Motion carried. Donham is working on the fire and safety inspections and will e-mail copies of contracts once he receives them. These agreements are for the courthouse but one company, Koorsen indicated to Jake they could look at the other buildings when the contract comes due to offer a better price. He has not heard from Proglass on the weather stripping but had told them it was approved to install. The roofers were in again last week and made more patches and repairs.

Greg Beumer-Economic Development

Beumer stated he has a semiannual report for the YMCA for their pass through grant. Everything has been funded except for \$4,000. The second report quarterly report for the revolving loan fund. This report goes to OCRA and is signed by the President of Commissioners. The last report is for the Union City help center to state they are still functioning. Beumer also commented he had Wagner Realty do an appraisal of the old F-Systems building and Hauser would like to renew the lease for another year while they pursue the possible option of purchasing the building.

Kathleen Baker-No smoking policy at RCFFO building-

Kathleen Baker stated she is here to ask for a campus wide no smoking policy for the RCFFO building. Baker is President of the consumer council for Centerstone and would like at the very least to have the

smoking receptacle removed from underneath the no smoking sign. Terrell asked how far that was from the entrance door. Baker stated it was between seven to seven and one-half feet with the state law minimum being eight feet. Baker stated there were many no smoking signs around the building but she recommends banning the smoking to the sidewalks. Baker has a petition, a recommendation and color photos. Wickersham stated that it was his understanding that clients and others were using the corner area to smoke to be out of the weather. The ashtray was put there to keep people from throwing the cigarette butts into the landscape or on the cement. Meeks Cockerill stated the eight feet was a state minimum and Commissioners could make it more restrictive on any building. Wickersham would like to talk with the tenants to get their input. Baker stated you still walk through a cloud of smoke coming or going and that is the main entrance. There are individuals that are on oxygen coming through that entrance.

Commissioners state they will consider the request and get back with results at the next meeting. Wickersham volunteered to visit the tenants. Michael Wickersham made a motion to table the no smoking ordinance until the March 4th meeting. Gary Girtton seconded the motion. All aye votes cast. Motion carried.

Regular Claims \$394,914.50 and Payroll Claims \$191,862.51

Gary Girtton made a motion to approve Regular claims of \$394,914.50 and payroll claims of \$191,862.51. Michael Wickersham seconded the motion. 3 aye votes cast. Motion carried.

Minutes of January 2, 2013 and January 21, 2013

Michael Wickersham asked that (Commissioner President) be removed from the line on his appointment to the Region Six Executive Council. The Auditor stated the title was on the sheet for information only but she would remove it for clarity. Michael Wickersham made the motion to approve the minutes of January 2 as corrected, and January 21, 2013 minutes. Gary Girtton seconded the motion. 3 aye votes cast. Motion carried.

Liability and Indemnification agreement for Paranormal Indy

Michael Wickersham made the motion to approve allowing the President to sign the liability and indemnification agreement for Paranormal Indy. Gary Girtton seconded the motion. 3 aye votes cast. Motion carried. Commissioners wanted Meeks to review the limitations of liability before allowing the group to enter the county home.

Ordinance 2013-4 establishing a uniform fee schedule for RC health dept.

Meeks Cockerill stated this ordinance is changing the fees for the health department that Commissioners had agreed to do. Michael Wickersham made the motion to pass Ordinance 2013-4 after the first reading. Gary Girtton seconded the motion. 3 aye votes cast. Motion carried. Commissioners decided to wait until the next meeting before passing the second and third readings.

Edit monthly Claim for RC Economic Development-\$15,833.33

Michael Wickersham made the motion to approve the Randolph County Economic Development monthly claim of \$15,833.33. Gary Girtton seconded the motion. 3 aye votes cast. Motion carried.

Treasurer's monthly report and Treasurer's monthly edit reports

Michael Wickersham made the motion to approve the Treasurer's monthly report and monthly edit reports. Gary Girtton seconded the motion. 3 aye votes cast. Motion carried.

Airport monthly report

Gary Girtton made the motion to accept the airport monthly report. Michael Wickersham seconded the motion. 3 aye votes cast. Motion carried.

Appointments for the District Planning Council (Jonathan Nicholson) and District planning oversight committee (Duane Petry)

The Auditor stated she had received these appointments from Chris Shaneyfelt and both individuals were willing to do this.

Michael Wickersham made the motion to appoint Jonathan Nicholson to the District Planning Council and Duane Petry to the District planning oversight committee. Gary Girtton seconded the motion. 3 aye votes cast. Motion Carried.

Appointment for Common Wage scale-Monroe Central School

Meeks Cockerill stated this is a million dollar project for Monroe Central Schools and needs a person from that district to be on that board. Meeks talked with Kim Walker Parker Town Clerk and she was willing to serve on the board. Gary Girtton made the motion to appoint Kim Walker to the Common wage board for Monroe Central. Michael Wickersham seconded the motion. 3 aye votes cast. Motion carried.

For review:

Commissioners reviewed the following document with no action being required.
IDEM-Milestone Contractors air quality permit

Citizen Comments:

John Reece of Lynn asked what the building was that is in jeopardy. Michael Wickersham answered the building was the Union City Housing Authority office and it had three apartments that were rented out. Reece asked about the patches and repairs to the roof. He inquired if that was in this building. Commissioners stated that was correct.

Reece stated he was not trying to be insulting to anyone but asked about the recent vote taken giving tax money to the YMCA. There is no conflict of interest? He needed clarification that Wickersham or Girtton received no direct benefits from the Y. Michael Wickersham answered that he received no direct benefits from the Y. Wickersham stated he researched whether he could vote on the YMCA project and found he could do that without violating any state, ethics or moral law. He went on to state that he had

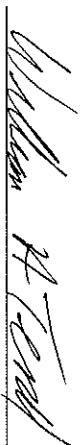
been a supporter of the Y since it came into the community. He had no issues in supporting it and felt it made its case for economic development by hiring eight employees with the potential of sixteen employees. There is evidence that for each employee hired in a childcare facility, it potentially creates another one and one half jobs in the community. The money is only going to support the childcare facility. John Reece stated the gas station request received \$3,000 per job. Wickersham stated it is eight real jobs and if it goes to a second shift that will be sixteen. Employers in the community look at this as a valuable asset. He stated the Economic Development board also agreed this was a valuable asset to the community. Meeks Cockerill commented this is for audience information but in a public meeting, Commissioners don't have to take comments from the audience unless they are on the agenda. He did state that audience comments can be stated in a public hearing.

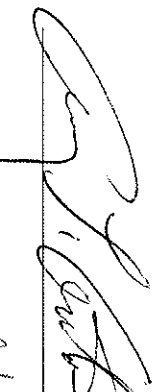
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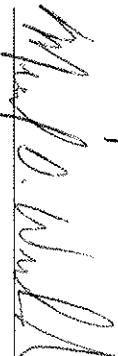
Gary Girtton made the motion to adjourn. Michael Wickersham seconded the motion. All aye votes cast. Motion carried.

Reviewed and signed this 1st day of April, 2013.

RANDOLPH COUNTY COMMISSIONERS







ATTEST: 

Mary Ann Lenzendorf, Auditor of Randolph County