

council meeting. Randy May made a motion to advertise the appropriation for \$10,000 each out of EDIT, Windfarm and ARP funds. Faron Parr seconded the motion and the motion passed by majority vote, with Harold Towell dissenting. Ms. Franks will get the amounts advertised for March's meeting.

HODSON ENERGY- ECONOMIC DEVELOPMENT AGREEMENT

The commissioner approved Economic development agreement with Hodson energy was presented for the council president's signature. Cindy Bracy made a motion to approve the council president to sign the agreement. Dave Haines seconded the motion and the motion passed by unanimous vote.

PERSONNEL POLICY- ORDINANCE 2024-03





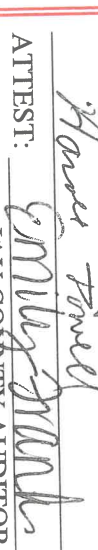
The proposed updated personnel policy presented in January was discussed by the auditor. The only change from the policy presented in January was a wording change under the personal and sick leave policy. The change was made to encompass the two departments that schedule 10-hour shifts. Mr. Towell questioned if employees unwilling to sign the new policy would be terminated from employment. Ms. Franks explained the sign off was an acknowledgement they had received a policy book, but the county policy stood regardless of the employee signature. Mr. Towell questioned where the records would be housed for the added relationship policy. Mr. Schemenaur explained those policies were to cover the county in the event a relationship went bad. Ms. Franks stated the forms would be kept locked in the auditor's office. Faron Parr made a motion to approve Ordinance 2024-03 affirming the new personnel policy. Cindy Bracy seconded the motion and the motion passed by unanimous vote.

With no further business for the council Faron Parr made a motion to adjourn the meeting; Dave Haines seconded the motion and the meeting was adjourned at 7:17 p.m.

JAY COUNTY COUNCIL

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 ATTEST:  _____
 JAY COUNTY AUDITOR

MARCH 13, 2024

The Jay County Council met in session on Wednesday, March 13, 2024, at 6:00 PM, in the auditorium at the Jay County Courthouse. Attending was Harold Towell, Randy May, Faron Parr, Dave Haines, Jeanne Houchins, attorney Wes Schemenaur, auditor Emily Franks, and Cindy Bracy, presiding, absent Matt Minnich. Jeanne Houchins made a motion to approve the minutes from February 21st, 2024. Dave Haines seconded the motion and the motion passed by unanimous vote.

Additional Appropriations:

COUNTY GENERAL

1000-201-30-0055 Superior Court- Court Appt Doctors/Psych **\$6,000.00**
 Jeanne Houchins made a motion to approve the additional from County General. Dave Haines seconded the motion and the motion and the passed by unanimous vote.

LIT- ECONOMIC DEVELOPMENT

1112-001-30-0235 Pennville Park **\$10,000.00**
ECONOMIC DEVELOPMENT WINDFARM
 4500-001-30-0235 Pennville Park **\$10,000.00**
ARP 2021 CLFRF
 8950-001-30-0235 Pennville Park

Dave Haines made a motion to approve the additional for the Pennville Park Project.
 Faron Parr seconded the motion and the motion and the passed by unanimous vote.

PROSECUTOR- DEFERRAL

2400-001-40-0011 Office Equipment **\$1,275.00**
 Faron Parr made a motion to approve the additional from Prosecutor-Deferral. Harold Towell seconded the motion and the motion and the passed by unanimous vote.

REDACTING FEE

4916-001-40-0022 Equipment **\$2,500.00**
 Jeanne Houchins made a motion to approve the additional from the Redacting Fee fund. Dave Haines seconded the motion and the motion and the passed by unanimous vote.

TITLE IV-E REIMBURSEMENT

8891-001-30-0087 Pauper Counsel **\$2,280.00**
 Faron Parr made a motion to approve the additional from the Title IV-E Reimbursement fund.
 Dave Haines seconded the motion and the motion and the passed by unanimous vote.

ARTS PLACE GRANT MATCH

Carolyn Carducci, executive director, came to the council to request a \$15,000 match towards the Our Town Grant from the National Endowment for the Arts. The grant will be to support their NUTURE Regional Arts Master Plan which includes design and construction of a portable “art studio” to be used by any organization in the county. The mobile art studio will not be a vehicle, but just an art offering in different locations. It will create a cultural asset map to identify the arts in the county and create a regional arts master plan. The plan will also help identify wants and needs and determine opportunities for collaboration. The Portland Foundation has granted them the remaining \$10,000 for the total \$25,000 match. Mrs. Carducci stressed the arts regional master plan would belong to the county and could be used to help other entities obtain grants including 4-H or Economic Development.

The five-year plan will need to be completed and will come back for acceptance by the council and commissioners in June 2025. Once complete, it will be an arts and culture plan for Jay County. Harold Towell questioned if the funding for each county was being sponsored by their counties. Mrs. Carducci confirmed all counties were contributing \$10,000-\$15,000 towards the grant. When specifically asked about Mercer, she responded Mercer is not a part of the original plan because Fort Recovery uses the Portland campus of Arts Place. Jeanne Houchins made a motion to approve the project for \$15,000. Faron Parr seconded the motion and the motion passed by majority vote with Jeanne Houchins, Faron Parr, Dave Haines and Randy May voting for the motion. Harold Towell voted against the motion. The additional appropriation will be advertised and presented to the council at their April meeting.

RUNDELL, ERNSTBERGER, & ASSOCIATES

Cecil Penland, partner, came to the council to update them on their progress for the 68-acre land project. They have put together information for the READI 2.0 application. A series of focus group meetings were held in Mid-December 2023 to start and have solicited public input from county residents as part of the discovery and vision phase. There were about 30 attendees at the open house with 24 attendees in the focus groups. They asked for public input on the types of housing and amenities they would like to see. The top housing types were detached single family houses followed by townhomes. Local restaurants/food/cafes or bars was the top vote getter with ground floor commercial with residential being the second most popular. Top Park features included trails, a water feature, restrooms and community tables. Top amenities and placemaking elements included street trees, outdoor seating, pedestrian lighting, and signage and wayfinding. Lastly, the top vote for a type of road was a wide sidewalk with bike parking. They will work on framework March-June 2024 with adoption of a draft and final plan July-September 2024.

Mr. Penland also went through other findings including proposed strengths and weaknesses of the community, opportunities and barriers to success and suggested big ideas. The focus groups interviews with county officials, Portland officials, adjacent business owners, local developers and contractors and utility representatives found the need for good quality development to replenish housing stock, and scale up local cultural events. They also found the site could be a potential gateway to the city and could include a trail and sidewalk connections. A market analysis was completed to determine what the market might support here. The county is comparable to the state age pyramid with a retraction between 30-40-year-olds.

Key housing characteristics were discussed including affordability, the number of people living in a house decreasing, a high ownership rate of 78%, compared to the state average of 68%. They determined this means the community has affordable housing but needs more housing as the population grows due to household size declining. They also determine there is a need for different types of housing stock in the county. Lastly, housing development has been slow over the last few decades.

The 2020 Housing Study highlights were shown including the need for rentals in both market rate, tax credit and government subsidized categories. Mr. Penland discussed that while there is a need for subsidized housing, that is not what the county is looking for at this point. The demand is for more entry level housing between \$75,000-\$150,000. A starting price to build a house is between \$150,000 to \$200,000. He shared the vision statement of *“The vision for this parcel is to set the stage for development on the north side of Portland by creating a catalyst development containing integrated, mixed housing types that will foster population growth in the City and County, spur economic growth along State Road 67, enhance the quality of place and encourage private investment in the area.”*

Mr. Penland reviewed their guiding principles and goals including encouraging connectivity within and to the site, protect and enhance natural features, cultivate green infrastructure solutions, promote a diversity of housing and traditional neighborhood development. As an example, they will protect the five-acre wetland by incorporating it into the design as part of the drainage solution. After all the input, they put together two different preliminary concepts for the 68 acres. The first works with the natural setting of the property, with a wetland marsh, mixed space on the frontage, high and lower density living, with larger lots and homes (the preferred concept) and two entrances from Highway 67. The mixed space at the front of the property would have retail on the lower level with apartment housing above. Then behind would be cottage style homes of around 1000-1200 square feet and could be ideal for retirees. Behind the cottages could go duplex developments or townhomes with a neighborhood park in the center of the development. The homes behind would range from 1/16th of an acre lot to 1/4 lots with 3000 sq ft homes. The protected wetland area in the back part of the development could have walking bridges.

Ms. Houchins asked Mr. Penland to discuss the possibility of extending Industrial Drive. Mr. Penland explained they had looked at the potential of a future connection to extend Lafayette Street to the backside of the development. He also discussed how they would look at reducing the flooding in the area. They believed a broken tile might have originally created the current wetland. The proposed street width would be 30 feet to allow for parking on both sides of the street. The adjacent sidewalks are proposed to be six feet wide. Mr. Penland explained the second concept was similar but with a more traditional city grid layout. The developer could fit more homes in the area but would be more costly and create more housing than would be required.

Mr. Penland reviewed estimates for each phase presented for the READI 2.0 project. The main road would be phase one with all the infrastructure including water, and other utility hook up for an estimated cost of \$7,297,000. The secondary road would then be part of phase two. The total of the project is estimated at \$25,525,285 with a projected return on investment with the housing addition alone between \$101,881,275 - \$150,627,725 depending on high end or low-end housing. The state will make an announcement here in the next month about READI 2.0 and REA will hold until then. They have given Brian some dates at the end of March.

Harold Towell questioned if the proposal included the EMS or Solid Waste Building. Mr. Penland confirmed the plan did not currently include either, but a mixed-use building could be replaced by them. Faron Parr believed the solid waste had another location already selected. Jeanne Houchins suggested the EMS/Health building could go next to the animal shelter. Cindy Bracy questioned how many units were proposed for the first concept. Mr. Penland responded there were 75 single family homes, 170 units between the cottage/duplex/apartments, 87 mixed use apartments. He added they were projecting growth in the county. The council thanked Mr. Penland for his presentation.

POTENTIAL RESOLUTION

The statute that allows members to attend virtual was presented for discussion. It requires technology to allow the member to be both seen and heard during the meeting. Mr. Schemenaur had provided members with the statute and a copy of another entity's resolution as a template. The county could customize the resolution to allow for advance notice or to further limit the number of meetings able to be attended virtually. The statute reads not more than two consecutive meetings are able to be attended virtually unless due to death, illness, military leave, or threatened harm. Members will not be able to vote on the budget, an increase in taxes, or for laying people off. Jeanne Houchins expressed her opposition to the resolution, believing the attendance should be in person to answer resident questions. She also addressed issues with being able to hear and participate in the meeting virtually. Faron Parr and Harold Towell

echoed her sentiments. Cindy Bracy voiced her support for the resolution citing this was the way business is heading. She added it might help attract a younger demographic. Dave Haines agreed he participated in several meetings virtually.

With no further business for the council Jeanne Houchins made a motion to adjourn the meeting; Dave Haines seconded the motion and the meeting was adjourned at 7:06 p.m.

JAY COUNTY COUNCIL

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Mark Powell
Cindy Bracy
Dave Haines

ATTEST: *Emily Frank*
JAY COUNTY AUDITOR