

NOVEMBER 20TH, 2024 JOINT SESSION

The Jay County Council, Jay County Commissioners and Jay County Redevelopment Commission met in a special joint session on November 20th, 2024 at 6:00 p.m. Present were council members Harold Towell, Cindy Bracy, Dave Haines, Randy May, Faron Parr, Jeanne Houchins and council president Matt Minnich; county commissioners Rex Journey, Brian McGalliard, and president Chad Aker and Redevelopment Commission members Chuck Huffman, Brian McGalliard, Faron Parr, Ted Champ and Carl Walker, commission president, auditor Emily Franks, attorney Wes Schemenaur, presiding. The purpose of the joint session was to discuss the obligation of county ARP monies.

Wes Schemenaur, county attorney, provided members with a brief overview of the ARPA funds including how the money can be used and obligated. The county elected revenue replacement which allows the money to be used towards any government services. The money must be obligated under contract for property or services by December 31, 2024. There could also be an interagency agreement in place of a contract by December 31, 2024 and still to be expended by December 31, 2026. The agreement must include one of the following terms and must include all three of the following: Agreement has specific requirements (scope of work), is signed by all parties, does not disclaim a binding effect. They have asked the Jay County Redevelopment Commission if they are willing to accept an interlocal agreement to spend the remaining ARP monies. Mr. Schemenaur would like to send the agreement to Indiana State Board of Accounts to ensure it will meet the obligation requirements as they report back to the federal government. The commissioners would be the negotiating party to partner with the Redevelopment Commission to accept the funds and the council to approve the appropriation of monies.

Cindy Bracy asked Mr. Schemenaur if the county could have an interlocal agreement with Emergency Management to satisfy the obligation for the countywide radios. Mr. Schemenaur said yes, they could but he is concerned from the report that he has seen from Ritter Strategic Services, the monies needed for that project could not be finished by the due date of 12/31/26. Cindy then asked if a portion of the project, i.e. radios, could be done at this time.

Samantha Rhodelhamel, EMA director, advised that by December 4, 2024, Ritter will have more information as to whether two or three tower options will be needed. They will also at that time break apart the quote and see where more money could be saved. Cindy Bracy asked if the projects were able to be broken down into phases. Ms. Rhodelhamel explained that the towers and infrastructure would need to be in place before radios were purchased, which means the radios would not be purchased until after that. If purchased before towers are installed, the radios could be out of date by the time the system was usable. Ms. Rhodelhamel explained it is estimated to cost \$1.8 million for the tower and infrastructure to have a county owned tower near Bryant. However, there is a tower in Bryant at this time and there is a tower being installed across the road from the fire station that Ritter is trying to get space on, which would cut the cost in half. Mr. Schemenaur was asked if they could go ahead and earmark \$1.8 million for the radios. He expressed concerns that the project might come in for a lessor amount and then the county would be out the difference. Mr. Schemenaur cautioned again that the money must be completely expended by December 31, 2026 or it will go back to the Federal government. Chad Aker expressed concerns about what would happen if the project ended up costing more than the \$5 million estimate and questioned where the additional money would come from.

Ms. Bracy then brought up the need to update the financial software for the county. Emily Franks, Auditor, advised the boards that the purchase of the software from Low Financials is \$256,521 and a yearly maintenance fee of \$70,000.

Ms. Bracy then asked if the highway had any requests regarding bridge repair/replacement. Stephanie Klarer, Highway Asst. Superintendent/ERC, gave an estimate of \$300,000 but advised they would have final numbers on the following day. This is for a culvert replacing a current bridge.

Sheriff Ray Newton advised that he is in need of 13 in car cameras and 25 body cameras for \$264,626. The cameras footage would be loaded to the cloud to help with storage. They tried for grants but could not secure any at this time. The liability is an issue, and cameras do not lie. Ray is working off a quote and he can get a contract within the next week. If it is signed by the end of the year, this would not need to go to the Redevelopment Committee.

Cindy Bracy brought up the need for communication towers again. Chad Aker, president of the commissioners, expressed that the numbers coming back from Ritter are not close to being final and did not want to rush into a system that we are not happy in the long run. He feels that there are other options, an example a 700/800-megahertz system, that he feels has not been presented for consideration. He has talked to other departments using this system who seem pleased with the performance of the radios. A system by J & K Communications was presented to the county departments in 2022 for the cost of 2.5 million. Cindy Bracy questioned if we realize that this is

something that we need to address. Mr. Aker agreed that it definitely needs to be addressed but doesn't feel this project will be ready for the use of ARPA funds.

The redevelopment commission members were asked if they had any interest in entering into an agreement for the radio system with ARPA monies. Chuck Huffman was questioned on his thoughts as a redevelopment commission member. He stated while he had no problem with going ahead and committing to an agreement, his main issue is that he did not know enough about it as it was just now being discussed with the commission. Carl Walker explained his stance that Commissioners and Council will set the priorities on how they want it spent, the commission will just be a clearing house for their money. The County will have invoices that will be submitted to the commission for payment and the commission will issue checks for payment. Mr. Walker emphasized that the commission does not want to be put in the position of telling the commissioners and council how to spend their money.

Jeanne Houchins asked if the software, bridge work and sheriff cameras were approved, could the remaining approximately 1.5 million then be turned over to the Redevelopment Committee. Wes Schemenaur explained that the remaining money must still be spelled out as to what the funds are to be used for when it is passed to the Redevelopment Committee.

Nate Kimball, ECIRPD Assistant Director, spoke in favor of the housing study and identified it as an issue in the county. Mr. Kimball presented a video clip of Travis Richards, JCDC Director, speaking about low housing stock to those present. A letter of support for the housing project dated August 7, 2024 by Jay County School Corporation Superintendent, Jeremy Gulley was also presented to members. The letter highlighted the need for permanent stable housing for their children as it is a benefit to their education. He believed the stable housing will help children thrive as well as housing available for their employees.

Cecil Penland, REA, explained to those present about the 68-acre project and gave an overview of the plan. He reiterated their goal is to incentivize builders to come to the area and that would be achieved by putting in the infrastructure first. Mr. Penland that there are approximately 10 phases to the development process for the 68 acres. The cost for Part 1A and 2A would be around seven million dollars due to the fact that the property has no sanitary sewer services going to it at this time. Cindy Bracy questioned why if the county did not have the five million to build radio towers, how they could afford the 7 million for the infrastructure. Mr. Penland agreed that the money has not been put in the county bank, but it was preliminarily awarded. He explained that 35 million for the READI project was awarded to the region and the region decided that the 68-acre project would receive 1.2 million. This now has to go back to the state for final approval.

Mr. Penland advised the group that for phase 1A & 2A they are projecting a cost of 3.6 million with phase 1A being estimated at 1.9 million. If the services are not constructed on the property, it is unlikely that the site will be developed. Builders are looking for properties to develop that have these services already installed. Mr. Penland advised that if the READI money was not used on this project it will most likely go back to the region. Cindy Bracy stated that if the READI money was not used on this project that other projects that had been listed might be able to be funded. Wes Schemenaur felt that it may be possible but the allocation would have to go through the approval process again from the state, which means anything other than the 68-acre project might not be approved and the monies could go back to the district for a different project not in Jay County.

Rex Journey gave a synopsis of how the money lines up for phase 1A – 1.5 million would be from ARPA funds, 1.2 million would come from READI money. The question then was if phase 1A could be completed by the end of 2026 to meet the requirement for the expenditure of ARPA funds. Mr. Penland said he would need to check with engineering but feels that the engineering portion could be ready to submit plans within six to 9 months, 1 month to collect bids and should be ready to start by mid-summer of 2025 and completed by then end of 2026.

Questions were raised by council members where the City of Portland stands on this development since the 68 acres is within the city limits. Faron Parr stated that he has had conversation with the Portland City Mayor, Portland City Clerk and various Portland City Council members and they are interested in helping financially with the project, but need to know more about the cost and needs of the development. Faron emphasized that no developer will even attempt to develop anything on this land if the infrastructure is not in place. They financially would not be able to afford it.

Cindy Bracy questioned how the radio project at an estimated \$5.5 million was a risky project but the 68-acre project was not. Chad Aker stated he believed the issue was more related to the timeline than the finances. Matt Minnich added he had confirmed with Barry Ritter, owner Ritter Strategy Services that they 100% could get the project completed in two-year timeline. Jeanne Houchins then asked questioned if the bond for the Jay County Regional Sewer District could be paid off using ARPA monies. The balance is around \$485,000 and if it could be paid off it could save approximately

\$250,000. Wes Schemenaur was unsure if this would qualify under the guidelines for the use of ARPA money usage.

Chad Aker confirmed that roads and streets were around \$750,000 that the city could possibly be contributing to the project. He added since we are getting new administration at the federal, state and local level and are unsure of what grant funding we can get in the future. Bill Hinkle, former county attorney, spoke in favor of the housing project for the county to be the lead organization. He concurred infrastructure would need to be put in place in order to attract builders. In over 40 years, housing has been at the top of needs for the county. The county will benefit and Portland as well. If the county would take the lead, Mr. Hinkle believes that the city will follow suite. The residents, county, city will all benefit from this project.

Cindy Bracy again spoke again in favor for the radio project as a need for the county and not a want. She believes what is going to benefit the entire county is the radios, these emergency responders need to be able to communicate. Harold Towell also expressed his desire for the full amount to be used towards the radio project. Matt Minnich spoke that we have approximately 1.2 million available for the projects, and we need at least approximately 1 million for projects leaving the balance to go toward the 68 acres or the countywide radio system. The land comes with the 1.2 million grant match, housing is a want more than a need, but is still a need. There have been private conversations, but are not sure in a public forum if they are in favor. The radios have no matching money. The project is 2.5-5 million and is something we will have to do on our own and it is definitely something we will have to do. Chad Aker acknowledged that we are not going to be able to pay for all of these projects tomorrow. The county will need to bond out at some point to complete these projects. We need to grow our EDIT Funds and to grow our population so we can get a return on investment.

Wes Schemenaur was asked what was needed to be done at this moment to take care of the ARPA monies. Wes said that he would like to see some type of motion as to how the monies were to be spent so there is some direction for the Redevelopment Committee to accept.

Cindy Bracy then made a motion to spend all the money towards radios. Harold Towell seconded the motion. Matt Minnich requested that there be a roll call vote and the voting went as follows;

Jeanne Houchins- Nay
Faron Parr - Nay
Randy May - Nay
Cindy Bracy - Aye
Harold Towell - Aye
Dave Haines – Nay

The motion failed due to lack of majority.

Cindy Bracy made a motion to spend the money on the items listed bridge, software with two years contract paid, cameras for sheriff department, paying off the sewer district loan and the remainder goes to towards the RDC for the radio project. Harold Towell seconded the motion and the motion went for a roll call vote. Cindy asked to revise her motion to fund those line items listed

Cindy made a motion to pay for the auditor software plus two years maintenance (396,000), bridge (300,000), cameras for sheriff department (264,626), and pay off the loan towards the sewer district (approximately 485,000). Discussion was had that once the sewer district bond is paid off that either the City of Portland or City of Dunkirk would take over the district. There has been push back as to who will take over the district when it's paid off.

Cindy then revised her motion to remove the money for pay off of the sewer district- making the motion for \$960,000 total. Jeanne Houchins seconded the motion. A roll call vote was taken again with all voting in favor of the motion.

Rex Journey made a motion to approve the four items as approved by the council. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Jeanne Houchins made a motion move the balance of the ARPA funds to the Redevelopment Commission to be used either for the development of the 68 acres or to be used for a county wide radio system. Wes Schemenaur advised that was too general of an allocation and it would need to be a specific project. Jeanne Houchins then made a motion to move the balance to the RDC for the 68 a project. Dave Haines seconded the motion. A roll call vote was taken and the results are as follows:

Jeanne Houchins - Aye
Faron Parr - Aye
Randy May- Aye
Cindy Bracy - Nay
Harold Towell - Nay
David Haines – Aye

The motion passed by majority vote.

Commissioner Rex Journey made a motion to put the money towards 68 Acres. Brian McGalliard seconded motion and the motion passed unanimously.


Cindy Bracy made a motion at 7:58 p.m. to suspend the joint meeting to reconvene the 5:00 p.m. Jay County Redevelopment Commission meeting. Jeanne Houchins seconded the motion to suspend the 6:00 p.m. joint session. The motion was passed by both boards.


Redevelopment Commission re-convened for their meeting


The Redevelopment Commission voted to accept the ARPA monies. The vote was as follows, Chuck Huffman made a motion to accept the ARPA monies as presented by the Jay County Council and Jay County Commissioners as presented. Faron Parr seconded the motion and a roll call vote was taken. Ted Champ voted nay, Chuck Huffman voted aye, Carl Walker voted aye, Brian McGalliard voted aye, Faron Parr voted aye and the motion passed by majority vote. Brian McGalliard made a motion to allow Carl Walker to sign an agreement for the monies on behalf of the Jay County Redevelopment Commission. Chuck Huffman seconded the motion and the motion passed by unanimous vote.

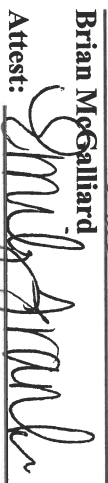
Ted Champ made a motion to adjourn the Jay County Redevelopment Commission meeting to reconvene the joint session at 8:22 p.m. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

The joint meeting was reconvened to adjourn at 8:22 p.m. With no further business, Cindy Bracy made a motion to adjourn the council meeting. Jeanne Houchins seconded the motion and the motion passed by unanimous vote. Brian McGalliard made a motion to adjourn the commissioners meeting. Rex Journey seconded the motion and the motion passed by unanimous vote. The joint meeting was adjourned at 8:23 p.m.



Rex Journey


Chad Aker


Brian McGalliard
Attest: 

Jay County Auditor

NOVEMBER 25th, 2024

The Jay County Commissioners met in regular session on Monday, November 25th, 2024, at 9:00 a.m. in the courthouse auditorium. Attending was Brian McGalliard, Rex Journey, attorney Wes Schemenaur, auditor Emily Franks, and Chad Aker, president, presiding. Brian McGalliard made a motion to approve the minutes from the special session November 6th, and the meeting from November 12th, 2024. Rex Journey seconded the motion and the motion passed by unanimous vote.

SHERIFF

Larry "Ray" Newton, sheriff, came to the commissioners for approval of body cameras and vehicle cameras from Motorola in the amount of 264,626. The expense was approved at the joint session on November 20th, to be used from ARP funds. Mr. Journey questioned how soon the cameras would be installed. Mr. Newton informed them it would be about three weeks to get them installed, but would like it to be after the holidays. Rex Journey made a motion to approve the agreement with Motorola. Brian McGalliard seconded the motion and the motion was approved by unanimous vote.

A copy of the 2024 Jail Inspection report was provided to commissioners for their information. Mr. Newton reported Charles Braun is working on the SOP for road officers and dispatchers. He hopes to have them completed and implemented by February 2025. The state fire marshal inspected them with one finding related to the new water softeners which

were attached to the sprinkler system. The finding was corrected and they have now passed inspection. Their boilers have also been inspected with one finding related to the relief valves. Last inspection they were required to be pointed down and now they need to be pointed up. The issue has been corrected and they are waiting on reinspection.

ECI REGIONAL PLANNING DISTRICT

Nate Kimball, ECI Regional Planning District Asst. Director, came to commissioners to discuss a grant workshop in conjunction with the Purdue Extension Office. Purdue will be offering the instructors and ECI RPD will be setting up the event. They are looking for the county to fund five scholarships at \$150 for a total of \$750. The grant workshop will allow Jay County non-profits or individuals to gain knowledge on research and grants. The scholarships would only be awarded to those in the county. The total registration cost will be \$225 with the grant covering a portion. Rex Journey made a motion to approve \$750 for a total of five \$150 scholarships. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Nate Kimball reminded everyone bids for the Owner-Occupied Rehab are due this Wednesday at 1:30 p.m. and will be opened at 2:00 p.m.

HEALTH DEPARTMENT

The health department submitted requests for reappointments to the Health Board. The reappoints were Dr. Jerry Whetzel, Trent Paxson, and Christina Schemenaur. Brian McGalliard made a motion to approve all three board members for another 4-year term. Rex Journey seconded the motion and the motion passed by unanimous vote.

LIFESTREAM

Kevin DeCamp, project manager, came to the commissioners for approval of the quarterly operating claim for \$218,755. Brian McGalliard made a motion to approve the quarterly claim to INDOT. Rex Journey seconded the motion and the motion passed by unanimous vote. Mr. DeCamp informed the commissioners that INDOT had reached out to them about taking over Madison County rural transportation. They will take a look at it and keep the commissioners informed.

RETIREMENT CENTER

Jon Eads, ICCL Advisory Board of Directors member, came to commissioners to discuss items needed related to the arsenic levels at the home. D&D plumbing has issued a \$2,490 quote for the labor to remove the arsenic. There is also a quote from AdEdge Water Technologies for the materials to remove the arsenic along with a terms and conditions to be signed. Mr. Aker explained the arsenic system that was installed a few years prior has a media component that is required to be changed every 2-3 years as it gets full of contaminants. Mr. Eads explained this expense would be part of their budget moving forward. Rex Journey made a motion to approve the cleaning of the arsenic with the lowest bid out of infrastructure. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

BUILDING & PLANNING- ZONING

John Hemmeltgarn, brought forward a request that was approved by the BZA for a special exception located at the Pennville mobile home park with Darrick Plummer/Pennville Partners LLC parcel #38-01-35-300-015.003-011 and 38-01-35-300-015.002-011 located at Daisy Lane and CR 300 N. The planning commission approved the rezoning request of the area from R8-Single Family Residential to R10 Multi-Family Residential. The change requires a final approval from the commissioners. Mr. Hemmeltgarn explained the subdivision was originally put in the early 1990s, but only one house ever was built in the area. Mr. Plummer has cleaned up the area with the idea of expanding it. Brian McGalliard made a motion to approve the changes through Ordinance 2024-14. Rex Journey seconded the motion and the motion passed by unanimous vote.

BLACKFORD COUNTY HIGHWAY

John Pluimer, Blackford County highway superintendent, came to the commissioners for a letter of support in seeking federal assistance for the rehab of two bridges on the county line. It is located a mile and a half south of SR 18, known as the old twin bridges. The issue is with the land between the two bridges has been sinking down and getting worse. A temporary fix has been completed by Pro-Concrete. They drilled holes under the road and pumped it full of foam concrete filler to raise the road about 2-3 inches to support the road and fill in the voids. They hope the repair will last until a 2030 federal aid grant to rehab both bridges and fix the issue in-between.

Mr. Journey asked if they had an estimated cost for the project. Mr. Pluimer stated each bridge would have to be applied for separately. The first bridge #56, which is the north bridge, is estimated to cost \$2,000,000 with a cost to Blackford County of \$401,900. The second bridge #57, which is south bridge, is estimated to cost \$2,235,300 with a cost to Blackford County of \$447,000. They hope it will extend the life of the bridge another 50-60 years. Rex Journey made a motion to approve the letter of support. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

2025 HSA- RESOLUTION 2024-06

Emily Franks, auditor, explained the HSA structure remained the same, but was slightly increased for 2025. IRS rules changed the minimum required to be paid on the deductible by employees to be eligible for an Health Savings Account. The amount increased by \$100 for employee only plans and \$200 for employee +1 plans. The HSA portion has been increased by that amount per plan. Rex Journey made a motion to approve Resolution 2024-06 as presented. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

RESOLUTION ESTABLISHING COUNTY CONTRIBUTIONS TO HEALTH SAVINGS ACCOUNT (HSA) FOR ELIGIBLE EMPLOYEES.

Whereas, the Jay County Commissioners elected a high deductible health plan for 2025 of at least \$3,300 for a single or \$6,600 for a single plus one plan. If an employee on one of the HDHP elects to have a health savings account, the employee will be entitled to county contribution. The commissioners have set the employer contribution for 2025 as stated below. If an employee no longer qualifies for the HSA insurance plan by the deposit date, the money will not be eligible for the deposit.

Single PLAN

<u>Eligible for Insurance by</u>	<u>Deposited by</u>	<u>County Contribution</u>	<u>Annual Max</u>
January 1, 2025	January 31, 2025	\$100	
April 1, 2025	April 30, 2025	\$100	
July 1, 2025	July 30, 2025	\$100	
October 1, 2025	October 31, 2025	\$100	\$400

Employee + Spouse, Employee + Children, or family PLAN

<u>Eligible for Insurance by</u>	<u>Deposited by</u>	<u>County Contribution</u>	<u>Annual Max</u>
January 1, 2025	January 31, 2025	\$200	
April 1, 2025	April 30, 2025	\$200	
July 1, 2025	July 30, 2025	\$200	
October 1, 2025	October 31, 2025	\$200	\$800

ORDINANCE 2024-15 CONTRACTING POLICY

Wes Schemenaur, county attorney, reviewed with the commissioners, the new law regarding contract procedures effective July 1st, 2024. The contracting policy would require all county contracts to have the following terms;

- 1. All county contracts shall be in the name of “Jay County”

2. All county contracts for purchases of real or personal property shall be titled or documented as being owned by "Jay County"
3. All County contracts shall contain the following provisions beneficial to Jay County:
 - a. The other party to the county contract shall indemnify Jay County for any liability arising out of the other party's performance of the contract;
 - b. The other party to the county contract must first submit any claim or dispute the county contract to mediation prior to filing a lawsuit for enforcement or breach;
 - c. The county contract shall be interpreted using the laws of the State of Indiana;
 - d. The venue for any lawsuit regarding the County Contract shall be filed in Jay County, Indiana.
 - e. The county contract shall be for a specific term and shall clearly set forth the termination provisions, with and without cause. No county contract shall contain an automatic renewal clause;
 - f. Notice of any default, breach or modification must be provided to the commissioners, county auditor, and county attorney, and,
 - g. Any other provision required by statute or regulation.
4. The county attorney shall provide a form of the required provisions set for in the section, which shall be amended from time to time.

Mr. Schemenaur provided another brief overview of the process moving forward. The contract will be submitted to the auditor for the review by the commissioners and county attorney. Along with the contract they will need to complete the approved form. They will have 20 days to review the contract to ensure it meets state and local regulations and either accept it or reject it. If it meets all necessary requirements, the commissioners shall approve the contract. However, if the commissioner disagrees with the contract, they inform the county official who decides if they change the contract to meet the requirements. The elected official can sign over the rejection if it is a statutory or constitutional duty of their office. The signed contract will be due to the auditor within 10 days of signing. If the official does not follow the proper procedures, it can be voided by the commissioners. Mr. Schemenaur would also like a standard addendum to be added to all standard contracts to meet those requirements.

Mr. Journey questioned if the 20-day window was enough time to review as the commissioners only meet twice a month. Mr. Schemenaur explained the 20 days was part of the new statute and could not be altered. He added it only had to be reviewed by the county attorney and commissioner president and is not required to be decided in a meeting. Mr. Journey agreed, if the elected officials have completed their job properly, the timeline should not be an issue.

CERTIFICATE SALE

Emily Franks, auditor, recommended to commissioners to not hold a Commissioners Certificate Sale in the spring 2025. The list of parcels that would be included in the certificate sale are parcels that were originally included in the 2024 property tax sale, held September 19, 2024, but did not sell. If they are not redeemed, properties are offered to buyers for 10% of the minimum bid. The county is not required to hold a certificate sale each year. Even though there will not be a certificate sale in 2025, if property tax is till delinquent for the remaining parcels, they will be offered for sale at the Fall 2025 property tax sale. Mr. Schemenaur stated that sometimes adjacent landowners and municipalities obtain these parcels in order to clean up the property and get the parcel back on the tax roll. On average, Certificate sales only sell 10 parcels. Rex Journey made a motion to not hold a commissioner's tax certificate sale for 2025. Brian McGalliard seconded the motion and the motion passed by unanimous vote. The next Commissioners Certificate Sale date will be addressed for 2026.

JEMS

Gary Barnett, shift supervisor, came to the commissioners to give them their monthly report and financials for October. Mr. Barnett questioned if he was allowed to move forward with gathering quotes for installing cameras in their department vehicles. Emily Franks informed

commissioners after recently speaking with the risk management specialist with the county's liability insurance they believed within five years the county would no longer be covered without cameras in all county vehicles. While there is no line-item deduction for the cameras, those who have had them installed typically see no increase on their renewal.

HIGHWAY

Stephanie Klarer, assistant superintendent, presented a contract for approval with EGIS related to Bridge 159 in regards to engineering work for the 2026 community crossings grant. The bridge is located on 700 W between 200 S and 300 South. Rex Journey made a motion to approve the contract with EGIS for bridge 159. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Bob Howell, superintendent, came to the commissioners to discuss putting another heater in their shop. The additional heater would be used to thaw the trucks overnight on the south end of their building. The two heaters off of the two propane tanks and the dusty conditions are causing trouble with the 90% efficiency furnace. Spencer Patterson, road foreman, presented three quotes for a 30,000 BTU unit; the plan is to purchase a new tank for the heater. The first quote was from Roessner in Coldwater for \$6,860 (Carrier), the second from Dave's Heating & Cooling in Portland for \$6,610 (Carrier) and the third from Laux Plumbing & Heating in Portland for \$6,325 (Mr. Heater). Rex Journey made a motion to approve the purchase from Laux Plumbing & Heating for \$6,325. Brian McGalliard seconded the motion and the motion passed by unanimous vote. Mr. Howell also reported they will be working on gathering information to purchase four industrial/commercial ceiling fans in the salt barn and shop to aid in pushing the heat down to the floor.

JAY COUNTY SOLID WASTE

An agreement with Portland Economic Development Corporation (PEDC) for land located on west Tyson Road was presented for commissioner approval along with a deed to be recorded. They are donating acreage to the Jay County Solid Waste for a new building. They are donating the 9.18 acres in exchange for the payment of a wetland study and survey. George McGinnis, Jay County Solid Waste, will put out request for proposals due back in January for architects and designs. Rex Journey made a motion to approve the agreement. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

A claim of \$25 to the Jay County Recorder and a claim of \$10 to the Jay County Auditor for recording fees related to the deed was presented for commissioner approval. Rex Journey made a motion to approve both claims for the recording of the deed. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

OTHER BUSINESS

The payroll docket was submitted for commissioners' approval. Rex Journey made a motion to approve the payroll docket. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

The claims docket for November was submitted for commissioner approval. Rex Journey made a motion to approve the claims docket as presented. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

Emily Franks, auditor asked for commissioner approval to purchase food items for the employee Wellness Event, December 3rd, 2024 up to \$60. Rex Journey made a motion to approve the expense up to \$60. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

A claim to Ritter Strategic Services in the amount of 12,000 was submitted to commissioners for approval as the due date is before December claims will be paid. Rex Journey made a motion to approve the claim to RSS. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

A claim from 4TC Corporation for electrical repair/ upgrades at the Retirement center was presented to commissioners for approval. The bill was previously approved by

Commissioners, but it was not decided at that time, how the bill would be paid. The Retirement Center budget does not have any funds to contribute towards the invoice, so the entire amount of the invoice will have to be paid from the infrastructure fund. Rex Journey made a motion to approve the total cost of the electrical repair of \$28,830 out of the infrastructure fund. Brian McGalliard seconded the motion and the motion passed by unanimous vote.

With no further business, Brian McGalliard made a motion to adjourn at 10:23 a.m.; Rex Journey seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS



Chad Aker

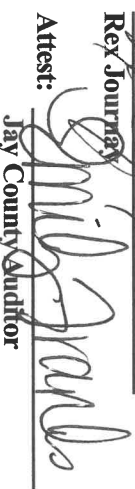


Brian McGalliard



Rex Journey

Attest:



Jay County Auditor

NOVEMBER 27th, 2024

The Jay County Commissioners met in special session on Wednesday, November 27th, 2024, at 2:00 p.m. in the courthouse auditorium. Attending was Brian McGalliard, attorney Wes Schemenaur, auditor Emily Franks, and Chad Aker, president, presiding. Absent was commissioner, Rex Journey. The purpose of the meeting was to approve an agreement with Low financial software and to open bids related to the Owner-Occupied Rehab.

LOW FINANCIAL SOFTWARE

An agreement for financial and payroll services with Low and Associates was presented for commissioner approval. The expenditure had already been approved at the joint ARP meeting on November 20th, 2024. Brian McGalliard made a motion to approve the agreement with Low. Chad Aker seconded the motion and the motion passed by unanimous vote.

OWNER OCCUPIED REHAB

The commissioners opened three bids received for the owner-occupied rehab, group one. A total of six houses were put out for bid, with only three receiving a bid. The commissioners were informed the houses not bid on could be included with the next round of bids. All three bids were submitted by Dave's Heating & Cooling in Portland, Indiana. The first bid was for 315 N Commerce St. which included \$8,406 for an HVAC unit and \$1,303 for a water heater. The second bid was for 403 S Meridian St. in the amount of \$6,004 for a new air conditioner. The third bid was for 248 N Charles St. in Portland in the amount of \$8,354 for HVAC. Brian McGalliard made a motion to take all bids under advisement. Chad Aker seconded the motion and the motion passed by unanimous vote.

With no further business, Brian McGalliard made a motion to adjourn at 2:05 p.m.; Chad Aker seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS



Chad Aker



Brian McGalliard



Rex Journey

Attest:



Jay County Auditor