

The clerk's report for March was presented for commissioners' approval. Doug Horn made a motion to accept the report as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

The treasurer's report for March was presented for commissioners' approval. Duane Monroe made a motion to approve the report as presented. Doug Horn seconded the motion and the motion passed by unanimous vote.

The commissioners agreed to move forward with a county auction with Bricker's Auction Company for May 2025. The final date is yet to be determined.

An emergency claim to EGIS related to services for the Owner-Occupied Rehab program for invoice#3 and #4 in the amount of \$36,187.50 was presented for commissioner approval. Doug Horn made a motion to approve the claim as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

An emergency claim to 4TC Corporation for electrical work completed at Jay County Country Living for \$28,830 was presented for commissioner approval. Doug Horn made a motion to approve the claim as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

An emergency claim to Dragos Macelaru for a purchase of an easement along Seventh Street related to the Bridge#139 project for \$21,400 was presented for commission approval. Duane Monroe made a motion to approve the claim as presented. Doug Horn seconded the motion and the motion passed by unanimous vote.

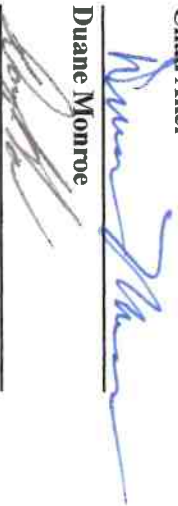
With no further business, Duane Monroe made a motion to adjourn at 11:22 a.m; Doug Horn seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS

Chad Aker



Duane Monroe



Doug Horn



Attest: 
Jay County Auditor

APRIL 28, 2025

The Jay County Commissioners met in session on Monday, April 14, 2025, at 9:00 a.m. in the courthouse auditorium. Attending was Doug Horn, Duane Monroe, auditor Emily Franks, attorney Wes Schemenaur, and Chad Aker, president, presiding. Doug Horn made a motion to approve the minutes from April 14th, 2025 as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

The claims docket for April was presented for commissioners' approval. Doug Horn made a motion to approve the claims docket for April. Duane Monroe seconded the motion and the motion passed by unanimous vote.

JCDC INTRODUCTION

Angela Paxson, JCDC Executive Board President, introduced Dr. Ceann Bales as the new Jay County Development Corporation Executive Director. Mrs. Bales reported she has already met with various entities in the county over the last three weeks. They are preparing

for IEDC who will be bringing a team down in May and have put bench marks in place to measure progress. She will be at the Indiana Economic Development Conference this week. The commissioners welcomed Dr. Bales to the position and look forward to working with her.

JAY COUNTY FAIR ASSOCIATION

Trent Paxson, board member, came to the commissioners to ask for funding help on a few projects. They will be partnering in conjunction with Jay County 4-H and the commissioners for an OCRA grant of around \$35,000. While they will be applying for an OCRA grant in October, there are a few items that need taken care of ahead of that timeline. There is one leak they are aware of due to the meter, but cannot locate it because it is going into a drainage tile.

The fair association had received two quotes for the water line work near the old restroom around the west side to north street; one for \$6,671 and the other for \$6,740. The quotes did not include any stone, sand, or concrete to backfill. They also had two quotes to replace 9 power boxes for campsites 10, 12, 13, 18, 19, 20, 21, 23 and 25. There was one quote for the work at \$8,000 and the other at \$6,976. They would like to utilize county Infrastructure funds for the repair work.

Mr. Paxson noted the electrical at the camping spots are used by various organizations other than the fair including the Fight Club, Dog Trials, Tri-State, and during their Spring/Fall Swap meet. Mr. Aker asked if the association had selected vendors for the repair work to approve the dollar amount needed. Mr. Paxson stated the fair association had not yet awarded the work to any vendor. Duane Monroe made a motion to approve \$15,000 from the infrastructure fund for the water and electrical work. Doug Horn seconded the motion and the motion passed by unanimous vote.

EGIS- OWNER OCCUPIED REHAB PROGRAM

Jodi Golden, Director of Business Coordinator at EGIS, gave a status update on the Owner-Occupied Rehab program and a request for additional funding. The first round of bids did not have any successful or responsible bidders. When they were put out for bid again, nine homes received a notice to proceed. On the second supplemental round, there were 11 homes that were over budget or needed a change in scope. There have now been eight out of that round signed with a couple requiring contributions from homeowners. EGIS is working on final inspection of those homes that have already been completed. They have spent 128 hours on the project and assume an additional \$55,000 is needed to complete their work on the program. Doug Horn made a motion to amend the agreement to not exceed an additional \$55,000 to complete the project. Duane Monroe seconded the motion and the motion passed by unanimous vote.

COUNTYWIDE RADIO SYSTEM- RSS

Barry Ritter, owner Ritter Strategic Services (RSS), joined the commissioners via zoom to discuss the release of the Request for Proposals (RFP) for a countywide radio system. This requires vendors to propose solutions based on the specifications listed and are representative of public safety needs in the county. He asked the commissioners to think about the stakeholder group moving forward and if they would like to make any changes for the next steps in the process. Mr. Ritter suggested representation from any group included in the system such as Sheriff, EMA, Fire, EMS.

The request for proposals and specifications will require legal posting and will be sent to the three vendors who have already showed interest. Any other vendor will be able to request the specifications from Mr. Ritter or the county auditor. There will be a required pre-proposal meeting on May 9th, 2025 with a recommendation to the commissioners at their first meeting in July. Doug Horn made a motion to allow Mr. Ritter to move forward with the legal advertising of the Request for Proposals. Duane Monroe seconded the motion and the motion passed by unanimous vote.

JAY COUNTY LANDFILL PERMIT

The annual landfill permit to Waste Management was presented for commissioners' approval. Waste Management is required to pay the county an annual permit fee of \$50,000 by May 1st. Doug Horn made a motion to approve the landfill permit for 2025. Duane Monroe seconded the motion and the motion passed by unanimous vote.

BRIDGE #139

The agreement with Brumbaugh Construction for work on Bridge #139 (Seventh Street Bridge) as part of the most recent community crossings grant was presented for commissioners' approval. The bid was awarded at the commissioners' meeting on April 14, 2025. Doug Horn made a motion to approve the agreement with Brumbaugh Construction. Duane Monroe seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COUNTRY LIVING

Stacey Johnson, superintendent, came to the commissioners to give a monthly update on operations. She reported they have been partnering with the Jay County Health Department and IU Health on several initiatives. They have also partnered with Purdue Extension for a weekly snack night. The flooring project is almost complete and they will be starting work on the bathroom in the next few weeks. They decided against the donation of beds from Persimmon Ridge as they were too heavy and there were medical pieces that would need replaced. The department's new maintenance employee is working on maintaining the building including replacing air filters that were not maintained.

Mr. Monroe asked to address a recent topic at the most recent advisory board meeting regarding inability to care for some residents. Ms. Johnson confirmed that around 50% of the 18-20 residents need more care than the facility could provide. She added they were working on transitioning those residents out and are working on getting more appropriate residents in the facility. Mr. Aker questioned if they were following the guidelines in place for mental and physical acuity on current residents as well as new residents moving in. Ms. Johnson confirmed they were evaluating who they could comfortably take care of at the facility. Mr. Horn questioned if residents were required to agree to rules for the facility before they moved in. Ms. Johnson confirmed they are required to sign off on guidelines for the facility.

Cindy Bracy, Jay County Country Living Advisory Board of Directors President, had requested permission from the commissioners to be placed on all the bank accounts for the retirement center. Duane Monroe made a motion to approve Cindy Bracy to be added to the retirement center bank accounts. Doug Horn seconded the motion and the motion passed by unanimous vote. A claim to Portland Insurance for a \$30,000 bond for Mrs. Bracy in the amount of \$118.23 was presented for commissioner approval. Doug Horn made a motion to approve the claim to Portland Insurance. Duane Monroe seconded the motion and the motion passed by unanimous vote.

JEMS

Gary Barnett and Kyle Gerlach, shift supervisors, came to the commissioners to give a monthly update on operations. They had posted the position for shift supervisor/training coordinator which required the minimum qualifications of being a paramedic and primary instructor. They asked the commissioners to consider appointing Jessica Curtis. She is a paramedic and a primary instructor, holds a Bachelor's degree in Criminal Justice, an Associate's degree in Paramedic Sciences, was a former Jay County EMA director and has also stepped up in the interim. Duane Monroe made a motion to appoint Jessica Curtis as Shift Supervisor/Training Coordinator effective immediately. Doug Horn seconded the motion and the motion passed by unanimous vote.

Mr. Barnett provided the commissioners their monthly financial report along with a new report from their medical billing company. The report shows those amounts billed, paid, and amounts written off by Insurance. Mr. Gerlach also added collections are lower the first of

the year because most costs are out of pocket due to patient's deductibles. Accounts must be over 120 days old before going to collections.

EXECUTIVE SESSION

Emily Franks, auditor, asked commissioners to consider terminating the agreement with the current insurance broker effective May 31, 2025. The commissioners set an executive session for May 8, 2025 at 3:30 to discuss the matter.

The commissioners recessed at 10:08 a.m. and scheduled to resume at 10:30 a.m. to open the meeting for public comment regarding a proposed one-year moratorium on Solar Farms and Battery Storage.

BATTERY STORAGE FACILITIES MORATORIUM ORDINANCE 2025-06

The commissioners meeting was opened up for public comment regarding proposed ordinances for a one-year moratorium on Solar Farms and Battery Storage in the County. The commissioners first started with the proposed moratorium on Battery Storage.

Lillian Floutsis, representing the Indiana Land & Liberty coalition, which supports personal property rights, spoke to commissioners against the proposed moratorium. She would like to see more Hoosier home grown electrons make it on the grid. Their group offered the commissioners to use them as a resource to draft a battery storage ordinance and believed it could be accomplished in as little as 60 days.

Deb Grider, rural Blackford County resident, who is currently serving on a similar committee, spoke in favor of the proposed moratorium. She asked the moratorium be put in place for the integrity of incoming projects and found it unacceptable for properties to be surrounded on three sides.

Mr. Horn spoke in favor of a short moratorium of around 90 days to allow the county time to put an ordinance in place. While he sees advantages to having battery storage including benefits to the user, the safest way to move forward would be with an ordinance. Mr. Schemenaur noted the ordinance could be repealed sooner than the year that was provided.

Mr. Monroe also spoke in favor of a moratorium and cautioned against rushing the process. Any ordinance put in place, he would like to see it be separated between residential and commercial as is being worked on by Building & Planning. He added there were advantages to residents including tax dollars. Chad Aker agreed a moratorium was needed to allow time for issues such as potential fire risks. He also noted the recommendation from the plan commission for the moratorium and believed the matter would be addressed before the one-year term.

Mr. Aker asked if a committee would be created for the project. Mr. Hemmelgarn believed the department could just bring their recommendations to the plan commission and go from there. He added that adding in another committee might prolong the process overall. The department is working on other ordinances and policies right now including vehicle charging stations and asked for time to not rush the process. Duane Monroe made a motion to approve Ordinance 2025-06 Establishing a moratorium on commercial battery storage facilities. Doug Horn seconded the motion and the motion passed by unanimous vote.

SOLAR FARM MORATORIUM ORDINANCE 2025-07

Ben Vollmer, vice president of development at Sonder Energy, spoke against the proposed moratorium, informing commissioners they have a solar project being actively studied in the Penn Township area of Jay County. If a moratorium were to be passed, they would most likely move forward in other counties besides Jay. The proposed project includes leases for 644 acres of agricultural land. He asked commissioners to keep in mind the ground would not be permanently lost, but could be returned to agricultural use once the panels were decommissioned and the end of their life. Mr. Vollmer reminded commissioners the project would bring millions of dollars in tax payments as well as economic development payments. During construction, it would create hundreds of jobs and increase economic development within the county.

Julie Forcum, landowner and resident of Blackford County, also spoke against the proposed moratorium. She noted Sonders Energy has been working with PJM on a project in the county since 2021. The results of the phase one study should be in sometime in May. Mrs. Forcum urged commissioners to not lose their position with the company referencing senate bill one. She believed the commissioners had a fiduciary responsibility to keep this county in the black and provide their list of services.

Shane Houck, landowner, also spoke against the proposed moratorium, explaining to commissioners if they were waiting until the solar farms already approved to build to make changes to the current ordinance, it could be longer than the one-year term. He also asked them to remember the potential benefits to the county including tax revenue and extra energy production.

Deb Grider, rural Blackford County resident, spoke in support of the moratorium to put protections in place for adjacent landowners noting it is a pause, which could be lifted by the commissioners at any time.

Duane Monroe spoke in favor of changes to the current ordinance which currently allows setbacks of only 25 feet. Mr. Monroe had confirmed with Mr. Vollmer that the standard is around 100 feet, but would like to see Jay County be above the standard at around 200 feet. This could also potentially include evergreens to cover it from eyesight from any neighbors. He asked Mr. Vollmer if a moratorium of any length would end the project completely. Mr. Vollmer explained if they knew the final result it could be worked through. The company would need to put up \$800,000 to complete the study of the next phase, which would be a lot with the uncertainty of it, most likely ending the project. Mr. Monroe added while he does not want to be the manager of anyone's property, he does believe the setbacks should be increased.

Mr. Horn agreed the current ordinance should be looked at again including the setbacks required and keeping in mind property owner rights. He also did not want to see a project killed due to the moratorium. Mr. Schemenaur explained the commissioners had three choices including accepting the ordinance as presented, rejecting it, or amending it and sending it back to the plan commissioners with suggestions. The plan commission would then have 45 days to act on any recommendations and get it back to the commissioners. Mr. Aker added that he was for autonomy of property owners, but to be respectful of their neighbors. He does believe Senate Bill 1 is something the commissioners should keep in mind and how the county would fund any shortfall.

Mrs. Forcum asked if commissioners could get an ordinance put together quickly to not lose their position with Sonders Energy. Mr. Schemenaur explained the planning commission could work on what was recommended by the commissioners and could work on the setbacks sometime later in May. John Hemmellgarn, director of Jay County Building & Planning, expressed he was unsympathetic to Sonders Energy as they have been working on the project in the county for four years. He added that he would like the commission to review decommissioning agreements to attach a lien to the homeowner for increased accountability. Currently, the agreements are with the companies, but if they default, it would fall back to the county. Again, he asked commissioners for time to work on amending the ordinance as it is a complicated issue in the county.

Duane Monroe made a motion to approve ordinance 2025-07 Moratorium on Solar Farms. Doug Horn seconded the motion and the motion passed by unanimous vote. Mr. Aker requested they start addressing the matter at the next plan commission meeting.

OTHER BUSINESS

The payroll docket was presented for commissioners' approval. Duane Monroe made a motion to approve the payroll docket as presented. Doug Horn seconded the motion and the motion passed by unanimous vote.

A quote from Matrix Integration for a new dedicated server for the Low financial software in the amount of \$11,718.19 was presented for commissioner approval. Doug Horn made a

motion to approve the quote from Matrix Integration as presented. Duane Monroe seconded the motion and the motion passed by unanimous vote.

An emergency claim of \$720 to Fullenkamp Machinery for a cover for mechanicals in the Recorder's Office was presented for commission approval. Duane Monroe made a motion to approve the claim as presented. Doug Horn seconded the motion and the motion passed by unanimous vote.

With no further business, Duane Monroe made a motion to adjourn at 11:21 a.m; Doug Horn seconded the motion and the motion passed by unanimous vote.

JAY COUNTY COMMISSIONERS

Chad Aker

Duane Monroe

Doug Horn

Attest: Emily Franks
Jay County Auditor

MARCH 8, 2025 Executive Session

The Jay County Commissioners met in executive session on Wednesday, May 8, 2025, at 3:30 p.m. in the courthouse auditorium. Attending was Doug Horn, Duane Monroe, auditor Emily Franks, attorney Wes Schemenaur, and Chad Aker, president, presiding. The commissioners met in executive session to discuss pending litigation per IC 5-14-1.5-6.1(B)().

The meeting was concluded at 4:22 p.m.

JAY COUNTY COMMISSIONERS

Chad Aker

Duane Monroe

Doug Horn

Attest: Emily Franks
Jay County Auditor