

PERRY COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES
March 3, 2025

The Perry County Board of Commissioners met at 9:00 a.m., as was duly advertised. Commissioners: President Randy Cole (RC), Vice President Pam Jamniczky (PJ) and Rebecca Thorn (RT) were in attendance. Auditor Kristinia Hammack, Sheriff Alan Malone, and Attorney Andrew Foster were also present. There was no *News Representative* in attendance.

The meeting opened with all present reciting the Pledge of Allegiance.

AGENDA

RT made a motion to approve the agenda as modified, seconded by PJ. Motion carried 3-0.

PUBLIC COMMENTS

- a) None

MINUTES

- a) 02.18.2025

PJ made a motion to accept as presented, seconded by RT. Motion carried 3-0.

GREG HENDERSHOT, PARKS & REC

- a) Quote- Fire Alarm Dialer

Hendershot stated that the dialer is the red box that is mounted on the wall in the storage room. It connects the fire alarm panel in the Courthouse, so when there is an alarm that trips from the fire alarm panel, it notifies the dialer, which calls Security Central, who is the monitoring company. When the dialer goes out, it travels along fiber, and then pots lines. Due to the difference in lines, sometimes it loses connectivity, and the dialer starts beeping and displays communication failure. Hendershot stated that this has been going on even before he took over maintenance duties. This occurred when the County had AT&T as well.

Hendershot stated it is probably not in the building; it is somewhere between the Courthouse and the monitoring company on the old-style phone lines.

Hendershot further stated that it loses connectivity roughly twice a month. If the panel trips, no one will be aware unless they are in the building. If it is a holiday or weekend, the County will not know that it is tripping. Occasionally, Security Central will call to text Hendershot that they are not getting communication with the dialer. If the dialer is down, they will not know to contact the County.

Hendershot spoke to Dan Thompson, who does the fire alarm panel maintenance at the Courthouse, and Thompson stated that what the County is using is old technology. He further stated that most entities are going to a cellular internet system, where the dialer would be hooked into the County's local internet system, and a module would be installed to make a cellular communication.

Hendershot stated that the County currently has a primary phone line and a backup phone line.

RC stated that currently the telephone system and the internet are the same at the Courthouse. It is all done through fiber. Hendershot asked that the two phone lines are not being used anymore? RC responded no. That system was changed out approximately one and one-half year ago.

RC would like to talk with PSC, as he does not feel that the problem is within the Courthouse, and Hendershot feels the same.

RT asked how old is the dialer, and Hendershot responded approximately two years old.

Hendershot stated that the County pays approximately \$300 per year for monitoring, and it would go up to \$480 per year. RC asked that a backup would be added through cellular towers? Hendershot stated that instead of having a primary and a backup old style system, the County would switch to an internet connection and the cellular connection. PJ stated that with the cell problems that Perry County has, she is not sure the County should spend the extra money on something that may not work.

RC suggested that Hendershot reach out to the provider of this service, TSD Technologies, to have the discussion regarding the current system. Hendershot stated he has spoken to them in the past, their suggestion was to switch to fiber. It is recommended by them to go through the internet and a cellular backup system. RC stated the next phone call that needs to be made is to PSC, with the Courthouse having fiber and it is functional, why is that unit being tripped; if there is connectivity, why is this happening?

RC is concerned to purchase another dialer, it will be the same issue, and Hendershot stated a new dialer would not be purchased, it is a module to hook to the system. RC stated for a backup, he would prefer to have fiber versus cellular. If there is a problem with the fiber dropping out, it can be addressed.

Hendershot will contact PSC.

PJ made a motion to table, seconded by RT. Motion carried 3-0.

KRISTINIA HAMMACK, AUDITOR

a) 02.28.2025 Payroll: \$195,553.58

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

b) 02.28.2025 Payroll W/H: \$41,760.01

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

c) Health Insurance Claims: \$84,458.60

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

d) Dental Claims: \$130.61

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

e) Vision Claims: \$139.31

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

f) Life Insurance Claims: \$1,608.08

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

g) Workers Compensation: \$9,489.00

This is the quarterly premium.

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

h) Solid Waste Claim Docket: \$10,358.73

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

i) 03.03.2025 Account Payable Claim Docket: \$217,511.58

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

j) Discussion on Liability Insurance

Auditor Hammack stated that the County's liability insurance is not something that has routinely been scheduled to bid out. Hammack feels this is something the County would want to make sure that it is receiving competitive pricing and that everything is in line. Hammack is asking what the plans are for this. Research by the Auditor's office has not been able to find when this was bid out the last time, as it has been so long. RC asked if this was bid out last year, and Hammack responded that she and First Deputy Kelli Wilgus attempted to bid this out in 2023, and it was started way too late in the year. Agencies responded they would like to bid, but did not have enough time. Wilgus stated that this needs to be started at the beginning of the year to give the agencies time to get quotes on everything that they need. Wilgus further stated that some policies expire in August, some in June, and a few in February.

RT stated she would like to get a company that can take all of the County liability, and not having it spread out among several and expiring at different times. RC stated he is trying to get committed to a price to have a risk analysis for the County. Wilgus provided RC with what the County buys as far as insurance is concerned. EMA Director Steve Hauser is taking pictures of towers, buildings, and thing of this nature and sending them to RC. RC is still waiting to get a price for this risk analysis. This analysis will look to see if the County is over insuring or under insuring, and reviews all contracts as to who pays for the insurance. This person is not an agent and will not bid on insurance. Once a risk analysis is received, then the insurance can be put out for bid and the County can provide the specification of exactly what is to be bid on and provide.

COMMISSIONERS

a) Highway Bid Openings

RC stated this bid is for Leopold Road between SR 66 and South Leopold Road. PJ asked Howell if PSC plans to fix the roads where they cut out, and Howell confirmed this.

RC read the total amount from each bid:

- | | |
|---|--------------|
| 1. E & B Paving, LLC | \$646,340.00 |
| 2. J&H Rudolph & Co, Inc. | \$918,816.25 |
| 3. C & R Construction & Consulting, LLC | \$695,254.50 |

RC stated he believes this is over the budget, and Howell confirmed this. RC stated that the second round of Community Crossings was slightly less than \$400,000, with the County being responsible for matching the amount at \$125,000, making the total in the \$525,000 range.

RC stated that these bids need to be taken under advisement, and Howell stated he only has two days to have the bid awarded by the State. Paperwork has to be submitted by March 5, 2025, or the County will lose the money. Howell asked RC if the county can accept the bid pending everything is ok on it? RC stated that if the County would want to consider the wedging and leveling at a lower level, it could get this project back into the County's budget.

RC asked Attorney Andrew Foster if the apparent low bidder could be asked to stay after the meeting for a discussion without having a problem with advertisement with the time constraint the County has to get the award? Foster stated that they can not meet as a quorum, designating one Commissioner to talk with the contractor, making sure that there is an understanding regarding what is going on. RC asked PJ and RT if they were okay with him talking with the contractor individually, and RT asked RC if he wanted to talk to the two lowest bidders? RT stated she would like to see both contractors included. RC was not opposed to this.

RT made a motion to approve the lowest qualified, negotiated price per the Commissioner's discretion so that project can be put into motion, seconded by PJ.

Motion carried 3-0.

b) Pulse Point CAD Integration

RC stated this has already been approved. As discussed at previous meeting, this is to get this installed at the Tell City Dispatch Center. Once all First Responders are all operational, every place within the county where there is an AED or an Aid box will on their phone where they can pull up the location. It is a good tool in the event of an emergency for a First Responder where they can find where this safety equipment is located.

Hammack asked where this is being paid from, and RC stated this is part of the ARP funding.

c) Economic Development

The Commissioners have been in process with this. The Commissioners have received interest from three entities to provide services:

1. RJL Solutions
2. Perry County Development Corporation (PCDC)
3. TPMA

A questionnaire was sent out, and which all three entities filled out and complied with. RC stated a decision needs to be made and move forward.

PJ stated she represents District 3, which is Northern Perry County, and has been a resident for twenty plus years. She lives the daily struggles, and sees the daily struggles that everyone is dealing with regarding economic development. PJ feels all the districts are very different and expressed her opinion for District 3.

District 3 is struggling with basic infrastructure. They need roads and they need water. PJ further stated last week, the Commissioners were looking at economic development, and something was released through PCDC on a report that came out of finding from this study, with the leader of the group stating that at that time, their concern was that our residents were traveling outside of the county to get veterinary services. That very day, residents are on snow routes because they could not utilize the roads to drive on due to being in such bad condition.

PJ stated this is when she made up her mind that the County has to move forward, it has to have changes, otherwise it is going to be in this boat over and over again. PJ further stated that it is the basics that they want, roads and water.

RT stated that in her district, District 2, it runs Tobin Township which runs in Derby and she believes part of Leopold. RT would like to see more economic development in that area, however with 66,000 acres that belongs to the Hoosier National Forest. That holds the county back from moving forward in Perry County. RT believes the County needs a lot of things, but getting them is a different story.

RC stated there is a fair amount of difference between the offerings of the group.

RT made a motion to go with RJL Solutions, seconded by PJ. Motion carried 3-0.

d) Solid Waste

RC had information on compactors. RC stated that one compactor at Branchville is owned by Waste Management, and there is no compactor at Cannelton. By not compacting, the County is paying too much for all of the transportation costs. Waste Management charges substantially more than what the County can get it in the open market, hauling it to a different location.

RC stated that there are different offerings, one being a refurbished unit that is in the \$18,000 range, and the other ones are into the three yard, and then there is four yard. The heavy-duty ones are of higher pressure, which compacts the trash tighter.

RC stated this can be approached in a couple of ways. The compactor in Branchville can be changed out as an individual one at any time as a separate unit, or the County can bid the whole package, being what they want to do at Branchville and Cannelton. At Cannelton, they are in the process of reworking the elevations, as currently it is flat. RC stated that the Kenny Simpson is working on a slope plan where the existing rock will be pushed out of the way, move the dirt into the lower area, and then replace the rock back. It would then be paved with either concrete or asphalt, which would clean the whole operation up. RT stated she would rather see concrete than asphalt. RC responded that cost will drive which one is used. Auditor Hammack asked where this will be funded out of, and RC stated there are APR funds set aside to purchase the equipment.

RC provided estimates of what the costs are to the other Commissioners.

RT asked who would pick the tubes out, and RC responded that if the county purchases a universal tube, that is dual purposed, then County can get pricing from whoever wants to do that on an annual basis. The County would need three tubes, one being an empty spare, and the other two on the compactors.

RT asked about guarantees, and RC stated he was told that the refurbished carries the same warranty as what a new one does.

PJ would like to start at one location, just to see if it works and see what the costs savings are. RC stated that is what is at that site now, it would just be that the County owns the equipment and can control what landfill it goes to and who is hauling it.

PJ made a motion to move forward with Branchville and see what the County have in refurbished equipment, seconded by RT. Motion carried 3-0.

e) CVB Office

RC stated that the CVB used to operate as two different entities, and at their last meeting, they decided to concentrate it back into the government unit, which is the Commission. The County appoints members to this as does Tell City. RC stated that with the new requirements on streaming, they will have to start doing that. Currently they do not have the facilities, and discussion has been as to what the County might have available. RC mentioned to them that the Solid Waste is no longer utilizing the office space at the Armory. RC further stated that there are broadcasting facilities in the room adjacent to that office. The CVB looked at the office space, and will be discussing this at their next meeting.

RC wanted to get a commitment that the Commissioners are comfortable with this and okay with them utilizing that facility, should they choose to. RC stated that the way it was set up with the Solid Waste, they only paid telephone, other than that there was no rent associated with it. Auditor Hammack stated their phone bill went directly to them.

RT does not see a problem with CVB utilizing that office, as it is an office not being used.

RT made a motion that the CVB can utilize the building rent free, if this is something they choose to do, as well as utilize the room behind it to broadcast their meeting, seconded by PJ. Motion carried 3-0.

f) EMA Appointments

RC stated that a concern has been that the individuals appointed actually live in the area they represent. This will be true with the individuals that have sent letters of interest.

PJ made a motion to nominate Derrick Woodfield for Anderson Township, seconded by RT. Motion carried 3-0.

PJ made a motion to appoint Dave Briggeman representing Troy Township, Phil Schuetter representing Clark Township, and Steve Howell representing Union Township, seconded by RT. Motion carried 3-0.

g) Flood Plain Document

RC stated that the DNR came to the County back in December, and the DNR stated that the County needed to update its Ordinance to reflect the new rules. If the County did not do this, flood insurance would not be available.

A representative met with RC and Mandy Jackson and gave all the language that was needed. This updated Ordinance will get the County to the current requirements for the flood way, and it is related to the Planning Commission.

PJ made a motion to accept the Flood Plain Ordinance, seconded by RT. Motion carried 3-0.

h) Property Sales

RC stated there are properties in the system, and PJ stated she has the value of the taxes that are owed for a Commissioner Sale. PJ stated that some new parcel numbers were assigned, and RT stated that one piece of property was removed, with PJ responding correct. RC stated that the one removed was a ghost piece of property, with RT responding correct, and RC asked how was that removed? PJ responded yes and no, it was not a ghost property. It was an error in originally recording, with searching records back to approximately 100 years. It was supposed to be a rectangle and then it cut out a little square, and PJ stated that that property will go to the original owner that they dig back to find as to who it belongs to. RC asked PJ if there has been something in the Recorder's office, some type of documentation to reflect that happened? PJ stated that work is being done with the County surveyor to do this.

RC stated that what the Commissioners need to do is approve the sale of these properties with SRI, and accept bids of 65% or higher. Also, the waiting period for the sale is only 120 days.

RT made a motion to proceed with the sale of these properties through SRI, seconded by PJ. Motion carried 3-0.

The minimum price is 50% of the of the appraised value that is established, along with additional 15% commission.

i) Dan Dupont Property

RC stated that Dupont has a road that he is paying taxes on, being the property underneath the road, and the taxes went from the \$10-\$15 range to \$120 this year. RC stated that Dupont is thinking why is he paying taxes underneath this road. Dupont had Lynch survey his property and current deeds reflect Dupont's total property. RC asked Attorney Foster how the County gets rid of the old deed and the old tax bill for the property underneath the county road? RC stated that something needs to be recorded in the Recorder's office that demonstrates what action the County took and that this was removed from his property.

Dupont stated that this property is owned by Lucille Howell, Dupont's mother-in-law, and he was representing her. By researching, there are three deeds now added to this one. Dupont believes that Attorney Foster had problems with this with what he saw; what about the 15 feet? Dupont spoke to David Lynch, and found out that when the survey was redone, he went to the section line, or quarter-quarter line, instead of going to the broad wide line like what had originally been done.

Dupont stated there are three deeds that encompass the entire road. The only thing left on this deed is 100 feet that is currently adjacent to Dupont's homestead property.

Dupont stated the whole issue is that the assessment went from \$1,400 to \$6,200 on the .445 road that everybody uses. He also stated that everyone along the road pays taxes toward it.

RC asked Attorney Foster how the County addresses this, and Foster stated the procedure to address it is simple. There would be a signed donation agreement between the owner of property and the County, having the proper legal

description, and then by Resolution the County would accept the donation. The only issue Foster sees is that it has the correct legal description. RC asked Foster if David Lynch needs to prepare an actual correct legal description, and he confirmed this.

PJ made a motion to get a proper description and the County Attorney will prepare the documents, and the County will accept the donation, seconded by RT. Motion carried 3-0.

The next meeting will be Tuesday, March 18, 2025 at 6:00 p.m.

The meeting was adjourned at 10:04 a.m. CST.
RT made a motion to adjourn, seconded by PJ. Motion carried 3-0.

Randy Cole
President

Pam Jamniczky
Vice-President

Rebecca Thorn

Minutes reviewed by:
Kristinia L. Hammack, Auditor
Minutes prepared by:
Leisa M. Ecker, Deputy Auditor