

**PIKE COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING  
November 18, 2024**

**Mark Flint  
Jeff Nelson  
Ryan Coleman**

**CALL MEETING TO ORDER**

BOC President Mark Flint called the meeting to order. Commissioner Jeff Nelson was present and Commissioner Ryan Coleman was absent. Also, in attendance were County Attorney Val Fleig, County Auditor Judith Gumbel, and County Administrator Kristi Dischinger. Others present who signed the attendance roster were EMA/E911 Director Brandon Truitt, County Coroner Ray Brooks, EDC Director Ashley Willis, Matt Rueff with AP Development, EMS Director Chris Young, Pike County Sheriff Jason McKinney, Brandon Downing, Pike County Extension Director Brooke Goble, and Chief Deputy Auditor Audra Warner.

**APPROVAL OF MEETING MINUTES November 4, 2024**

President Flint asked Commissioner Nelson if he had any questions regarding the minutes. He did not and motioned that the Minutes of the November 4, 2024 meeting be approved. Commissioner Flint seconded the motion. Motion passed 2 – 0.

**APPROVAL OF CLAIMS FOR NOVEMBER 18, 2024**

President Flint asked if there were any questions regarding the claims. Hearing none, Commissioner Nelson seconded by Commissioner Flint motioned to approve the claims. Motion carried 2 – 0.

**OLD BUSINESS**

**Acceptance of Material & Supply Bids 2025**

Highway Superintendent Josh Byrd was not present. The Commissioners and Attorney Fleig discussed the bids. As was their custom, Commissioner Nelson motioned to accept the lowest bid in each category unless the distance from the project to the plant of the material's origin made the higher bid less expensive due to travel costs to pick the material up including gasoline and Driver trip. The motion was seconded by President Flint, and it carried 2 – 0.

Note: The bids amounts are attached.

**EMS Transfer (PTO sell back)**

Request	Fund, Account, and Description		Current Balance
\$1,210.00	From	1170-10720-0000, Perf	\$30,026.11
	To	1170-10341-0000, EMS Director	\$9,748.45
This is for 40 additional hours of PTO sell-back time.			

Commissioner Nelson seconded by Commissioner Flint motioned to approve the transfer. Motion passed 2 – 0.

## **Crosstrack (Invenergy) EDA First Amendment**

A zoom meeting was held with Invenergy Attorney Michael Hill, Overall Project Manager Hannah Pawelczyk, and local Project Manager David Clipper. EDC Director Ashley Willis conducted the meeting. Mr. Hill explained that the project had experienced supply chain issues. Thus far no steel is in the ground. Hannah explained that the pile driving was not likely to start in 2025, but it would hopefully start early in 2026. To date about the only thing that has been done is the mowing of the properties. Invenergy requested that the County consider allowing them to make Economic Development payments of \$42,000 starting the year that they begin construction for a total of five years for a total payment of \$210,000.

Pike County's increased NAV was discussed. Commissioner Flint stated that we have had so many issues with the delivery drivers of the materials for the two projects that are in process that he really didn't want to see the county having to contend with a similar problem another year later.

Ms. Willis reminded the Commissioners that the project will generate 35 million in tax revenue or whatever the amount becomes with the change in AV. The Commissioners both felt that they needed to know more concerning what the impact was actually going to be with the increased NAV.

Commissioner Nelson seconded by Commissioner Flint motioned to table this matter until a meeting can be held with the Assessor to determine what the actual impact of this request is. Motion passed 2 – 0.

## **NEW BUSINESS**

### **AP Development – Buffalo Trace Flats**

**Matt Rueff with AP Development discussed the proposed 72 unit, market rate apartment project. He clarified that this was not a "HUD" project in any aspect other than providing the financial backing for Berkadia's \$12,400,000 loan to the project. The apartments are designed to appeal to first responders, empty nesters, Single moms etc. People that are gainfully employed. No more than four (4) persons will be listed as sleeping in the apartments.**

**He stated that the AP Development, LLC applied for two (2) grants of \$2,000,000 each for the necessary upfront cash for the loan: READI 2.0 and Lilly Endowment Inc. \*LEI". The project received the READI 2.0 grant, but not the LEI. He asked the Commissioners if there were any local ways that the \$2,000 could be generated.**

**He also shared that it was not a project that he could just reduce price by cutting down the number of units in the complex. He said that a 36 unit would not support the hiring of a full-time apartment manager. They have found that a full-time manager is important in the operation of the units.**

**He explained that the project has two types of financing. The first is 221D-4 and is for up front construction costs. This loan must be retired before the 2nd financing through Arcadia comes into play. It is call 223-F and is classified as Permanent Financing.**

**EMS Transfer # 2**

Request	Fund, Account, and Description		Current Balance
\$15.00	From	1170-30130-0000, Travel Expense	\$40.00
	To	1170-30460-0000 Infectious Waste	\$40.10
This transfer is needed to maintain balance until the end of the year.			

Commissioner Nelson seconded by Commissioner Flint motioned to approve the 2nd EMS Transfer request. Motion passed 2 – 0.

**EMS Additional in Fund 8101**

Request	Fund, Account, and Description		Current Balance
\$4,704	From	From Fund 8101	\$4,703.48
	To	8101-30550-9601, Equipment/Records	\$289.00
This is to appropriate money received from the Community Foundation Grant.			

Commissioner Nelson seconded by Commissioner Flint motioned to approve the Additional. Motion passed 2 – 0.

**BUSINESS BY COMMISSIONERS**

**Meeting Schedule 2025**

County Administrator Kristi Dischinger stated that this is the basic schedule wherein the Commissioners meet every 1st and 3rd Monday unless the Monday is a holiday.

Commissioner Nelson seconded by Commissioner Flint motioned to approve the 2025 Meeting Schedule. Motion passed 2 – 0.

**Commissioners' Transfer**

Request	Fund, Account, and Description		Current Balance
\$2,000.00	From	1000-10730-0068, Group Insurance	\$498,990.18
	To	1000-10740-0068, Unemployment	\$ -154.83
Unexpected unemployment claim			

Ms. Dischinger explained that unemployment claims are not predictable.

Commissioner Nelson seconded by Commissioner Flint motioned to approve the transfer. Motion passed 2-0.

**Clerk & Treasurer Monthly Reports, October**

President Flint stated that these were in the meeting information for review.

**Meeting Date Change**

The next Commissioner's Meeting is scheduled for December 2nd. However, two of the 3 members have to be gone on the 2nd.

Attorney Fleig reminded that someone would have to be present on the 2nd to announce the change. The bids for the Courthouse Tuckpointing are due on the 2nd. Commissioner Nelson seconded by Commissioner Flint motioned to change the meeting date from December 2nd to December 3, 2024. Motion carried 2 – 0.

**BUSINESS BY PUBLIC**

**ADJOURNMENT**

With no further business to come before the Commissioners, President Flint called for a motion to adjourn.

Commissioner Nelson seconded by Commissioner Flint motioned to adjourn. Motion passed 2 – 0.

Commissioner Coleman seconded by Commissioner Nelson motioned to adjourn. Motion carried 3 – 0.

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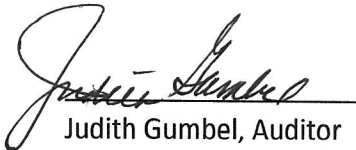
Mark Flint, President

\_\_\_\_\_  
Ryan Coleman, Vice President



Jeff Nelson, Member

Attest:

  
Judith Gumbel, Auditor

12-3-24  
Date

Bituminous Bids "Cold Mix"  
Picked up by Pike County At Plant  
Price Per Ton

2025

Line #	Description	Cave Quarries	J.H. Rudolph	Flynn Brothers
1	#11 Cold Mix	\$98.00	No Bid	\$110.00
	Plant Location	Ozwell, IN	Dale, IN	Louisville, KY

Voluntary Bid

JH Rudolph high performance cold mix FOB Dale Plant \$115.00 per ton

Bituminous Bids "Hot Mix Asphalt"  
 Picked up by Pike County At Plant  
 Price Per Ton

2025

Line #	Description	Cave Quarries	J.H. Rudolph
1	HAC #5 Bit. Binder	\$71.00	\$64.00
2	HAC #9 Bit. Binder	\$73.00	\$67.50
3	HAC #11 Bit. Binder	\$74.00	\$69.00
4	HAC #9 Bit. Surface	\$73.00	\$67.50
5	HAC #11 Bit. Surface	\$74.00	\$69.00
	Plant Location	Otwell, IN	Dale, Indiana

**Volunteer Bid Cave Quarries**

HAC #8 Binder, no minimum, price per ton \$70.00  
 HAC #5 Base, no minimum, price per ton \$68.00

**Volunteer Bid JH Rudolph**

#8 Bit. Binder, FOB Dale plant, price per ton \$66.50  
 #5 Bit. Base, FOB Dale plant, price per ton \$64.00

Liquid Asphalt Bid Results 2025

Description-Delivered to Pike Co. Asphalt Materials  
 Minimum 5,000 gallons Price per gGallon

AE-P	\$3.63
AE-P Lite	\$2.63
AE-90	\$2.63
AE-90(S) (Polymer)	\$3.03
AE-F (Fogseal)	\$2.13

Description-Picked Up At Plant Asphalt Materials  
 No minimum amount Price per Gallon

AE-P	\$3.50
AE-P Lite	\$2.50
AE-90	\$2.50
AE-90(S) (Polymer)	\$2.90
AE-F (Fogseal)	\$2.00
Plant Location	Lawrenceville, IL

**2025 Storm Drainage Structures  
Delivered to Pike County Highway Garage**

Bid Sheet	Price Per Linear Foot		
Line	Description	Metal Culverts	Southern Indiana Supply
1	12" Diameter, 14 Gage	\$16.80	No Bid
2	15" Diameter, 14 Gage	\$21.30	No Bid
3	18" Diameter, 14 Gage	\$25.20	No Bid
4	24" Diameter, 12 Gage	\$47.25	No Bid
5	30" Diameter, 12 Gage	\$57.90	No Bid
6	36" Diameter, 12 Gage	\$69.00	No Bid
7	42" Diameter, 12 Gage	\$80.85	No Bid
8	48" Diameter, 12 Gage	\$92.10	No Bid
9	54" Diameter, 12 Gage	\$105.00	No Bid
10	60" Diameter, 12 Gage	\$115.65	No Bid
11	72" Diameter, 12 Gage	\$139.35	No Bid
	Bands for pipe sizes described above		
	12" Diameter, 14 Gage	\$16.80	No Bid
	15" Diameter, 14 Gage	\$21.30	No Bid
	18" Diameter, 14 Gage	\$25.20	No Bid
	24" Diameter, 12 Gage	\$47.25	No Bid
	30" Diameter, 12 Gage	\$57.90	No Bid
	36" Diameter, 12 Gage	\$103.50	No Bid
	42" Diameter, 12 Gage	\$121.30	No Bid
	48" Diameter, 12 Gage	\$138.15	No Bid
	54" Diameter, 12 Gage	\$157.50	No Bid
	60" Diameter, 12 Gage	\$231.30	No Bid
	72" Diameter, 12 Gage	\$278.70	No Bid



	High Density Polyethylene Culvert Pipe Smooth Interior 12" - 60"		Truck Load Quantity Orders
12	12" Diameter	No Bid	\$6.88
13	15" Diameter	No Bid	\$9.67
14	18" Diameter	No Bid	\$12.53
15	24" Diameter	No Bid	\$20.76
16	30" Diameter	No Bid	\$31.27
17	36" Diameter	No Bid	\$38.34
18	42" Diameter	No Bid	\$53.45
19	48" Diameter	No Bid	\$64.89
20	54" Diameter	No Bid	No Bid
21	60" Diameter	No Bid	\$106.03
	<i>Price Per Linear Foot</i>		
	High Density Polyethylene Culvert Pipe Smooth Interior		Less than truck load orders
	12" Diameter		\$7.15
	15" Diameter		\$10.04
	18" Diameter		\$13.01
	24" Diameter		\$21.56
	30" Diameter		\$32.48
	36" Diameter		\$39.84
	42" Diameter		\$55.50
	48" Diameter		\$67.38
	54" Diameter		No Bid
	60" Diameter		\$110.11
	<i>Price Per Linear Foot</i>		

PRICES ARE PER TON

Line #	Delivered to Pike County	Roger's Group	Cave Quarries	Mulzer
1	#2 Crushed Stone	No Bid	\$25.05	\$34.60
2	#5 Crushed Stone	No Bid	\$25.05	\$34.60
3	#7 Crushed Stone	No Bid	\$25.50	\$34.60
4	#9 Crushed Stone	No Bid	\$27.05	\$36.15
5	#11 Crushed Stone	No Bid	\$27.55	\$35.95
6	#12 Crushed Stone with Fines (#93's)	No Bid	\$25.60	\$29.35*
7	#12 Crushed Stone Class B or Higher	No Bid	\$28.05	\$37.65
8	#23 Crushed Stone	No Bid	\$23.80	\$34.60
9	#53 or #73 Crushed Stone	No Bid	\$23.80	\$32.30
10	#1 Riprap	No Bid	\$28.55	\$36.50*
11	#2 Riprap	No Bid	\$29.70	\$38.15*
12	#8 River Gravel	No Bid	No Bid	No Bid
13	Pea Gravel	No Bid	No Bid	No Bid
14	Dry Sand	No Bid	No Bid	\$29.65
15	Washed Sand	No Bid	\$28.50	\$29.65
16	Sand/Pea Gravel Mix	No Bid	No Bid	No Bid
Picked up at Plant-Location noted below				
17	#2 Crushed Stone	Roger's Group	Cave Quarries	Mulzer
18	#5 Crushed Stone	\$13.37	\$24.75	\$16.40
19	#7 Crushed Stone	\$18.14	\$24.75	\$16.40
20	#9 Crushed Stone	\$12.28	\$25.20	\$16.40
21	#11 Crushed Stone	\$17.78	\$26.75	\$17.95
22	#12 Crushed Stone with Fines (#93's)	\$18.56	\$27.25	\$17.75
23	#12 Crushed Stone Class B or Higher	No Bid	\$25.30	\$11.15*
24	#23 Crushed Stone	\$16.87	\$27.75	\$19.45
25	#53 or #73 Crushed Stone	\$14.19	\$23.50	\$16.40
26	#1 Riprap	\$10.92	\$23.50	\$14.10
27	#2 Riprap	\$23.00	\$28.25	\$17.30*
		\$34.10	\$29.40	\$18.95*

\*Retirement RR - 12" Minus  
\*Class 1 RR - 18"

\*Retirement RR - 12" Minus  
\*Class 1 RR - 18"

28	#8 River Gravel	No bid	No bid	No bid
29	Pea Gravel	\$15.50	No bid	No bid
30	Dry Sand	No bid	No bid	\$13.65
31	Washed Sand	\$12.48	\$28.50	\$13.65
32	Sand/Pea Gravel Mix	No bid	No bid	No bid
	Plant Location	Mitchell, IN	Otwell Tr-Co	Temple Quarry English, IN
		Vincennes, IN #29 & #31 Griffin, IN #30 & 31		