

MINUTES
White County Agricultural Association Meeting
Wednesday, March 6, 2024
4-H Building, Reynolds, IN

Present- Keith Altman, Maddie Clark, Ashley Clark, Lauren Dimmitt, Clint Federer, Deb Foutch, Randy Freshour, Luke Furrer, Roger Geisler, April Hall, Rodney Hall, Trent Hall, Hillary Hawkins, Scott Hood, Betty Kelly, Jeremy Lemming, Caleb McClure, Doug Morehouse, Kimberly Neuenddorf, Bob Oliver, Josh Robertson, Steve Schemerhorn, Baily Tanner, Jon Tebo

Not Present- Molly Childers, Jon Coy, Blaine Reiff – Jr. Leader Rep.

Guests- John Gooding, Lisa Gooding, Jeff Campbell, Ron Byrd, Marty Huseman

Call to Order- President, Trent Hall, called the meeting to order at 7:01pm.

Secretary's Minutes- On a motion by Maddie Clark and seconded by Jon Tebo the minutes from February 7, 2024, was approved as written.

Treasurer's Report- Keith was present to report. We should start getting awards donation money next week, the office is starting to get them in. They are starting to sort everything, and Keith can pick up checks on Friday. Awards shouldn't be negative much longer. Everything else is standard, there haven't been any crazy expenses come up. The CD that we have matures around April 4th, we will need to decide before then whether we want to renew that somewhere. Right now, our CDs are currently \$100,000.00, we have about \$400,000.00, but we will spend a good chunk of that on the beef barn expansion and the goat barn arena renovation throughout the summer. Do we want to keep the \$100,000.00 in a CD or lower the amount? Keith is open to suggestions. Maddie Clark asked if the new CD would be around 4% as well. Keith said right now where rates are we could maybe get up to 5%, Fountain Trust has a special on a 5% right now. The current CD is at 4% at Bank of Wolcott. The Bank of Wolcott has a 13-month special at 4%, maybe 4.5%. Keith said we should be able to get over 4% wherever we choose to go. Doug Morehouse asked if there was a minimum or maximum amount. The Fountain Trust is a \$50,000.00 CD and Bank of Wolcott would not be that high. Keith thinks \$50,000.00 would be easy to get a good rate somewhere, same with \$100,000.00. If we do a 12-month CD, usually the penalty for taking any money out is 3 months interest. So, if we think it's going to be in there for at least 3 months we're going to be okay. Doug Morehouse suggested leaving it to the Treasurer's discretion. Trent asked if most of the money is in restricted funds anyways. Keith said that most of the money is in restricted funds, almost all of it. Unrestricted is only \$36,000.00. It is harder to use anyway. Keith does not think the \$100,000.00 would be a problem, especially knowing that the penalty if we take it out, it'll already be in there three months before we would have to access it. Keith's thoughts were that he'd just renew the \$100,000.00 somewhere, but wanted to make sure we were all aware of that. Maddie Clark made a motion to accept the Treasurer's report. Betty Kelly seconded the motion. The motion passed unanimously.

Jr. Leader Report- Blaine Reiff was not present to report. Jeff Campbell reported that the Jr. Leader's are having a fundraiser Thursday, March 7th at Roots.

4-H Update- Hillary Hawkins was present to report. As of today, there are 75 volunteers registered, 538 club members registered – 125 of those being mini-4-her's. Molly did stop by the office and she's planning on being back by Ag Day which is April 12th. She probably won't make it to the April meeting but will be here for the May meeting. Randy asked where the volunteer status is for this board, if there is any still that haven't done it. Hillary believes everyone on the board is good.

Committee Reports

- **Development-** Jon Tebo was present to report. Booster forms finally got printed. We got them shipped out. Big kudos to Betty & Ashley for helping with that. Other than that Keith already mentioned money is starting to come in the door thankfully.
- **4-H Programming-** Doug Morehouse was present to report. The committee list is being passed around, please sign up if you haven't already. On the auction committee we've decided we are going to go with using FairEntry, which will be painful to start, but will hopefully make it a lot better in future years. There's a lot of good things about it where it just pulls in automatic information, and we shouldn't have to double entry. That said, we may or may not need a new computer. Ron Byrd asked if anyone had ideas on ways to not buy a computer. We only use it for about a month out of the year, we haven't looked into renting one, but opposed to buying a computer. The last ones we bought were good for three years then were outdated.
- **Event-** April Hall was present to report. They have all but one night for stage entertainment filled up. They've got the inflatables going, IFS may give us some little bins to put out. April reached out to some of the FFA advisors and talked to them about adding some new things outside the Old McDonald's Farm and we may also move some of the inflatables around and access some more of that space. Vendors they have – Mexican, Chinese, shakeups (not lemon shakeups), then other vendors that want to come back that weren't able to be here last year. Still looking into fun things to do as far as entertainment. Trent asked if she looked into the adult pedal pull and Bob still needs to get ahold of his neighbor.
- **Grounds-** Randy Freshour was present to report. They had a furnace issue that had to be worked on. He isn't sure on the cost, Keith just received the bill, but hasn't opened it yet either. Luke said that the other furnace is going bad too, so the guy was ordering parts for that one too before it went out. Randy has a contract renewal from Exterior View in the amount of \$1010.00, he believes it automatically renews. Luke said that you should be able to pick and choose what you want done if they have line items listed. Trent believes that is what we had with the last company; it just rolled each year. Randy said he also got a paper on roofing but hasn't had time to investigate it. Trent said if it's the same person that was here during fair to not worry about it, they're sky high. Randy said a few months ago he was going to get bids on painting the building but hasn't gotten any farther with that. He'd like to have the building painted before the fair. Trent asked

about lawnmowing, and Randy hasn't looked into it. Trent believes that the Keesling's contract is up. Trent said we need to get that bid online sooner rather than later.

Unfinished Business:

- **Barn Expansion Update** – Trent gave an update that BioTown Ag has offered to take over the construction of both barns and do it for the original quoted price, but T the goat barn like we talked about. Trent had Luke explain it more to the committee. Luke stated that BioTown Ag has given a proposal extensionally to the Ag Association to build both buildings for the price that FBI had quoted. They'd be taking care of any groundwork, foundation, building the structure, we'd also take care of the permitting that goes along with it, and variances, that would not include concrete and electrical. It would include concrete in foundation, but not the floor and not include electrical. That is kind of the current proposal. Luke said that they talked to the Goat Committee about that, but where we're at now is to give some time to review and think about that and see if it's something they want to entertain. Trent followed with that we had a good meeting before this meeting, going over what was talked about at yesterday's meeting, Luke, Trent, John, and Lisa Gooding met and went over the proposal and what is going to be covered. Hillary went to print papers so you all can see what was discussed and then what is expected from the Ag Association side and Goat Committee side. Trent said that FBI was kind of giving us a run around late and some of the stuff that we wanted to do, like reuse some of the parts, rafters, doors, etc., they were not going to do any of that. They wanted all new, everything. This is going to save us a little bit of money by doing it, as long as it's in good enough condition. This should be able to help with getting it done faster if the permitting process goes decent. We don't know when we'd be able to get back on FBI's schedule. Betty asked that this is to see that the Goat Barn gets completed first since they have no arena or anything. Trent said that has been a request. April Hall asked if everything will be turned in together, Trent said that it would be. Luke said that BioTown Ag is also willing to, if there is any, fees from FBI's standpoint, they will take on the contract that the Ag Association has with FBI. The goal would be to – the money has already been given as a downpayment, hopefully if we are buying supplies from FBI, work with them to try to recoup as much of that as we can. If there are any fees there that can't be recouped, then BioTown Ag will just take on those expenses. John Tebo asked how long it'd take for the variances. Trent said that he talked to the guy at the State office today and he said if we can get the stuff hopefully by the end of the week, we could get in on their meeting March 19th, if one must go to the commission and the other doesn't, then we must wait until April 3rd, first week of April. After that we will have to wait on the county stuff of course. Some of the proposed questions that were brought up – Will there be a setback needed for the water main on the north side. Luke asked if they were meaning from the town's perspective or from the Ag Association perspective. Luke thinks that you're around 30-32 ft so I think that your building will still be somewhere around 15 ft from the water main. Luke said that he can check with the Town of Reynolds to see if they have a standard setback or something. Luke said there's probably roughly the same distance between the other end

of the barn and the driveway so if we had to shift to the south a little bit. John Gooding said there's 27 ft between the barn and the south road and 33 ft between the barn and the north road. Luke thinks that the water main is almost right up against the asphalt. If you look at the manholes at the corner of the beef barn, the water main is on the north side of both of those manholes. If the current building is 60 ft the new addition would be 88 ft long, so would have the building just going 14 ft passed the 60 ft building where it is now. Trent said that if you read the bottom half of what we (Ag Association) would be responsible for is – electrical cost, which right now we do not have. Trent wanted John to explain that more. John had Huston Electric come in and what they thought they were going to give them was a materials list. They gave them a list with their upcharge and margin, they said they'd do it then also put it all up for "x" amount. They were thinking with the materials list, the last expansion they had, with all the penning area, they purchased all the electrical needs. Jeff and his company purchased it wholesale through Kirby Risk and they quoted a couple other places but it was definitely cheaper this route. Their plan was, once the shell was up, Jeff had to contact the company and they'd tell us we need this many feet of conduit, this many feet of wire, they already knew how many outlets and lights they needed but the changes now are beyond that. They will get the list put together and what they had budgeted for and the cost they're going to incur and get the true figure there. They'll provide that along with the materials list, so you can see that we're being honest. Jeff said that they (Goat Committee) would be responsible for what they had originally planned to put up for electrical, as far as the cost. Trent said that goes for the concrete too. They had budgeted \$15695.00, anything over that the Ag Association would be responsible for. Trent said we do have to move the hydrant to a different spot so they can keep watering down the arena. We also talked about the walk-in door on the south side. We could either make a concrete sidewalk or possibly when they asphalt the rest of the fairgrounds maybe we can have them make an asphalt handicap approach on that side. Trent asked if there were any questions. April Hall said she thinks this sounds great and that it was very gracious of BioTown Ag to do that. Luke said that he was just reading down at the bottom where the Ag Association would be responsible for. When BioTown Ag had equipment in here doing renovations, BioTown Ag could do the drainage tile and hydrant and potentially do some of that stuff at that time as well. Trent said that there is a tile that needs to be fixed in the goat barn arena when it gets dug up. During the fair last year, it stormed, and water came bubbling up into the arena. Jeff said that there's currently a tile running along the north side of the barn and on the south side of the barn, but the expansion would cover that, so that would have to be redirected either to the west side or some place else. Luke said that when they did their expansion last time, that Scott Griffin and himself put in an 8" tile across the east end and went around the corner. So, on the south side we have an 8" tile that maybe extends 50 ft along that side, so there is a good 8" tile there that they can hook onto and continue along the south side of the building. There is a fence, landscape, and couple pathways that may have to be cut through if they put tile through there. Jeff said if you give notice, they'd have people up there to help get any of that out of the way for them. Josh Robertson said he knows we don't know the electric and the concrete, but how much will we be responsible for and where

is that coming from. Trent said that we talked a little bit about it in the meeting we had beforehand. Large scale projects have some money in the TAM fund and also for the grounds purchase of some county ground, but I think that was put in when we were possibly going to buy the highway department, right? Randy believes he thinks it's the accumulation where we've continued with the grounds, the addition from the memorial funds paid off so it's just been accumulating there. Luke said that the County Commissioner's used to give us a certain amount of money for our expenses and then there was an additional \$15,000.00. Since that purchase and everything, they've continued to give us that money and for a period of time that money kept going into that fund and is no longer going to that fund, but I think we are just basically putting all that money towards our general fund. Randy said that there is a separate line item for it, Trent said that there is, but he thinks that's what's accumulated, but we don't add to it anymore. Doug Morehouse said that he does have a \$5,000.00 commitment from Cargill with hopefully corporate matching that for a total of \$10,000.00 that was for both barns. Hopefully, there will be an additional \$10,000.00. Ron Byrd said that if we do this, you set a precedence so anybody else can do it. So, I'm not trying to say this is a bad thing, but I'm just saying for the Ag Association to pay for a building, they've never done that before, you've always made the barns pay for themselves. So, if I come in and I say I want a new and my own swine arena and I'm going to build it 20x30 and this is what I want to spend. The Ag Association comes back to say you need to build it 100x100, well, then the Ag Association is going to pay for the rest of it then, you did it for them, you'll have to do it for me. So that's the only thing you're going to have to be careful of. Trent said that he understands that, but the big difference is that they came up with a plan to fund all theirs then we stopped it and redesigned it. Also, being an arena makes it different. Trying to work through it logically. Randy said that it's part of the mission of this board to fund these projects. That's something that we've lacked that we haven't supported projects. Ron asked Randy to show him that mission statement. Ron said he's been associated with that Ag Association for 20+ years and has never heard anyone say that. Ron said that he's not saying it's a bad deal but wants to make sure you're covered with everybody. Ron agrees that it's a great idea and needs to be done, you just need to be careful where you're getting the money. Trent said he's thought about the same thing, but it's the fact that we've shut it down and redesigned it to make it a more rentable space. Roger said that we've already given them the go to and in the process of it we are the ones that stopped it, not them wanting to make changes in the middle. Randy read from the Mission "According to the constitution of the White County Ag Association Article 2 item 3. To provide, supervise, and control 4-h club buildings and grounds of White County." Randy said that we really have a couple other barns, like the rabbit and poultry barns, we need to be doing something with them. Luke asked Jeff and John if they had an estimate on additional cost or is that a little bit up in the air still. John replied that the concrete he would estimate the cost to be 20% more because you're going to put in 20% more concrete than what we had in our design. The electrical is the one I can't tell you because everything has to be torn down. They were replacing all the lights with LED's, so that's already on their budget. All of that stuff is going to be torn off the walls and rafters so there's going to be new. John

assumes whoever the electrician is that's going to take the job, is going to want new Conduent, wire, etc. The goat committee will provide all the lights, but he believes there will be need of additional lighting with the rafters being raised from 9 ft to 16 ft. Right now the pattern in the barn is four lights on one rafter then three on the other. It's the labor and such unless you can find someone willing to donate time, they were fortunate on the last expansion that they purchased all supplies through Jeff's business, but there were three electricians over at Magnitation that the Union donated their time over here. They did all the labor on that expansion. Luke asked if they already had an electrician lined up to do the work. John said since it was just a short area, they were going to lean on a couple of their parents who are electricians to work with us to complete the job. The difference there putting up a dozen lights and five or six outlets is different than doing 40 lights, new Conduent, bending wire, etc. It's a bigger scale now than a small ask of an afternoon of somebody's time. I'm not sure if there's an influence that the Ag Association has with an electrician or two that could get some donated hours of labor or not. Luke asked if they were planning on replacing all the existing lights in addition to the new lights. John said that was correct and it's on their line item. Jeff said at least for their additional area 32 ft to the west, so there may be more lights needed to cover for the 86 ft north and south. Trent asked if anyone had any other questions or motions. Maddie asked if there was anything they needed to do to move forward. Trent said that we need approval on this plan from the board. Randy said that we need to make it clear who the builder is going to be. BioTown Ag is the contractor, Luke said that it's going to be a combined effort, there will be some BioTown labor in this. April asked if we just need to approve the sheet handed out from John Gooding. Luke said at the end of the day BioTown Ag is taking responsibility for it, so regardless of whether BioTown people build it, or another contractor build it, is a little irrelevant. Maddie Clark moves to accept the proposal from BioTown Ag/independent contractor for the building of both the beef and goat barns. Deb Foutch seconds the motion. Trent asked if there was any discussion – Luke Furrer and Kimberly Neuenddorf would like to abstain from the vote. Jeff wanted to bring up like we discussed in the meeting before this, that we had very limited time to come up with concerns and ideas that express to them that we are hoping we came up with all concerns, but we aren't sure. Once everything is taken down inside the barn, they just want to make sure that when John and Lisa put this together it was within 24 hours, and these are the concerns at this time. The motion passed.

- **Committee Sign-up** – Being passed around for members to sign up.
- **Other** – None

New Business:

- **State Event Fee Sponsorship – 4-H Academy** – Hillary said it was approved at February's meeting.
- **July 1st Deadline** – Hillary said that after February's meeting the next day she sent an email and still haven't heard back from him. She sent another email this last Monday and still hasn't heard. She's now going to reach out to Denise tomorrow, hopefully she can help us get ahold of him.

- **Other** – Start thinking about Volunteers of the Year

- **Upcoming Dates**
- March 16th – Fairgrounds Clean Up Day (Snow Day April 6th)
- April 12th – Ag Day

Next Meeting: Wednesday, April 3, 2024, 7:00pm 4-H building, Reynolds

Adjourn- Jon Tebo made a motion to adjourn the meeting. Maddie Clark seconded. The meeting adjourned at 7:54pm.