
Gibson County Council
Regular Session
May 11, 2021

The Gibson County Council met in Regular Session on May 11, 2021, at 9:00am at the North Annex Meeting Room.

Members Present: President Jeremy Overton, Vice-President Craig Pflug, Councilmen William McConnell (absent), Dan Beard, Derek McGraw, Jay Riley and Michael Stilwell.
Also Present: Mike Watkins, Auditor of Gibson County, Kristy York, 1st Deputy to Auditor, Wendy Williams, 2nd Deputy to Auditor

The Pledge of Allegiance to the Flag was recited and led by President Overton.

Approval of Minutes

The minutes of the Special Session of March 30th and Regular Session of April 13, 2021 meetings were approved by Council as written.

Presentation of Clerk's Report

February 2021 Clerk's Report was acknowledged by the Council.

Department Reports

Deputy Borchelt gave the 4/21 statistics and reports. She also reported the Sheriff's Department has advertisements running for job openings.

EMS Director Pond gave Councilmen his 4/21 report.

EMA Director Hedges requested Council allow an additional appropriation from the General Fund (CARES money) to pay annual maintenance of two Temperature Kiosks. The maintenance agreement runs June 2021 thru June 2022 and is \$450 per station. Councilman McGraw motioned to approve the advertisement of the additional appropriation, seconded by Councilman Beard. The vote was 6-0.

Health Department Director Hornby presented the 4/21 reports and statistics to Council, including the COVID statistics. The County is now at their lowest rate of infection since the pandemic began; the County is now listed as a blue County. They will soon be receiving the Pfizer vaccine for children. She expects Moderna to be approved for children soon as well. They plan to travel to schools to vaccinate next school year. They still have a walk-in Vaccination Clinic every Wednesday at the Fairgrounds. They are currently issuing Moderna and Johnson & Johnson vaccines. The Health Department is experiencing a lot of septic issues they are unable to deal with, as these septic's are aging and some lots are not large enough for a 2nd system. The Health Board requested the Council hire a building inspector to help address these septic issues.

Director Hornby went on to explain her staffing situation with the Council. The testing site will be ending in June, as will the vaccine clinic. She plans to continue rapid testing from the Health

Department by conducting the tests from the patient's vehicle. She does not feel she can hire people for this position at \$10 per hour, as they have been receiving \$15 per hour. She also wishes to retain the part-time nurse position at \$25 per hour. Council recommended that she put a plan together for employee retention for the remainder of 2021, plus add these positions into her 2022 budget for discussion.

Old Business

Compliance with Statement of Benefits from Western Indiana Energy Rural Electric Membership Corporation An SB-1 has been provided for Council review. Council feels they comply; they have 11 employees when only 9 were projected, plus their salaries are higher than originally projected. Councilman Stilwell motioned to approve the SB-1, seconded by Councilman Riley. The vote was 6-0.

Additional Appropriation Resolution Adoption

Advertisement has been made for the following Additional Appropriations in the amount of \$151,450. This additional will be for the General Fund Personal Services. 2-Sheriff's Deputies (Dept 05); part-time for Extension Office (Dept 23); and part-time for Courthouse Maintenance (Dept 31); Probation Sec/Case Manager (Dept 42) plus, all FICA/Med and any benefits (Dept 30). Councilman Riley approved the resolution for the Additional Appropriations, seconded by Councilman Beard. The vote was 6-0.

Salary Ordinance Amendment #3 was reviewed by Council. This amendment adds 2 Courthouse Security Deputies to the Sheriff's Department, a part-time employee to the Extension Office; a Part-time employee to the Courthouse Department; a part-time employee for Probation through Circuit Court's Department; moved 2 employees into a new Probation Department (1 full time and the other ½ from General and ½ from Fund 2509).

New Business

Supplemental Public Defender Fund 1200 \$104,000 – Request Council's Approval of a 2021 Budget

This fund has never been budgeted; it is now being used by the Public Defenders office to help supplement some of their expenses. After careful review by the Council, Councilman Pflug motioned to approve this budget, seconded by Councilman Stilwell. The vote was 6-0.

Request Permission to Advertise for Additional Appropriations in Fund 1148 and Fund 1174

Fund 1148 request \$25,000; fund has never been appropriated. Auditor's office request change. Fund 1174 request \$4,500; Sheriff is in Court; request Auditor's office suggest additional advertisement. Councilman Stilwell motioned to advertise both additional appropriations, seconded by Councilman McGraw. The vote was 5-0; Councilman Riley abstained from voting as part of his salary could be paid from Fund 1148.

Recorder's Office requests approval to hire a Part-time Employee Recorder Thompson informed Council of the large amount of paper being received in her office due to the real estate market. She requests a part time employee to help keep up with the online records. The fund 1189 Recorder's Perpetuation Fund will be paying for this part-time employee; the fund has a cash balance of \$275,000; she is requesting an additional appropriation of \$8,000 for 2021. Councilman McGraw motioned to approve this additional appropriation request, seconded by Councilman Beard. The vote was 6-0.

Council will adjourn the regular meeting, take a 5-minute recess, and resume the Public Hearing.

Public Hearing Continuation on Gibson Solar Project (continued from April 13, 2021 meeting)

The public hearing was reconvened at 10:15 a.m. A finalized copy of the Economic Development Agreement (EDA) just arrived for the Council's review. This is version nine of this agreement. President

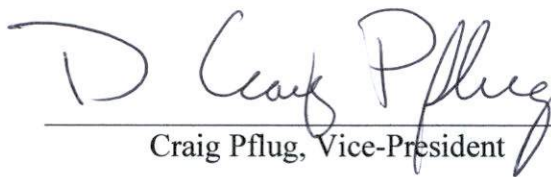
Overton thanked everyone for their work and effort on coming together on this agreement. The Council took a few moments to review the most recent changes. President Overton asked Tenaska to give a summary of events. Jarrod Pitts, Tenaska Project Development Director thanked the Committee for putting in the time and effort to be able to arrive at the EDA they have today. One of the big changes taking place on this project was that Committee brought to Tenaska's attention the Toyota TIF is set to roll off in just a couple of years. This will impact this project by bringing in a lower tax rate, especially for Patoka Township. This expected lower tax rate was validated by analysis by Baker Tilly. The rate will come down from approximately 2.5% today, to approximately 1.7% when the TIF expires, which has the potential to lower the projects property tax payments. Because of this TIF expiration, the EDA payment structure was reworked. When talks first began, the plan was 5-year, 100% abatement with an EDA payment of \$1,000,000 paid over the first 5 years. Because of the expected lower tax rates, they are now planning a \$2,000,000 guaranteed payment over the first 5 years. This will enable the project to pay an EDA payment of \$400,000 to the County each year for 5 years. This doubles the original projected payment plan. They also created additional scenarios based on the anticipated, lower tax rates in years 6-10 of the project. There could be 2 additional payments, totaling \$2,100,000 on top of the guaranteed \$2,000,000 EDA payment. The scenario is based on the lower the tax rate, the higher the EDA payment. This could create an additional \$2,100,000 in EDA payments in year 6-10. Based on the latest tax rate projections from Baker Tilly, they anticipate an average project tax rate of 1.65%, which equates to approximately \$220,000 in EDA payments, each year, in years 6-10 totaling \$1,100,000. If the tax rates were to go lower, the EDA payments will rise, with a potential of the County to collect more EDA money. The EDA also provides a potential commitment to funding of \$200,000 to add solar to government buildings. The jail is also a potential source to receive funding for solar. Councilman Pflug feels the Assessor has been brought up to date on the proposal. There is a lot on the Assessor's plate in dealing with the increased parcel's values, the assessment, etc. The Council is concerned with the Assessors role and they do not want to overburden that office with this project. Councilman Pflug understands that there will be one tax statement sent to the landowner, but the project will compensate the landowner for the difference between the ag land assessment and the new utility assessment. Tenaska verified this statement. This will be an ongoing calculation throughout the project and Councilman Pflug wonders who will make this annual calculation. Tim Ochs from Ice Miller pointed out the county does not have the ability to split the tax statements into land versus utility therefore, the obligation will ultimately fall to the landowner. The change in the tax statements between ag land and the new assessed value will be written into the lease agreement; the Assessor will not be involved in this at all. Section 26 of the EDA was reviewed as was the term "COD"; which means Commercial Operation Date. Councilman Pflug explained the original abatement request was presented as a personal property abatement; however, the new request does have some real property in it. The Baker Tilly numbers suggest there will be a little over \$10,000,000 in real property improvements. The abatement will never abate the assessed value of the land, only the improvements. County Attorney Spindler and Attorney Ochs from Ice Miller have both reviewed the documents. President Overton feels this abatement has been scrutinized more than any abatement ever proposed and feels that everything has been covered. The County has some unique situations involved in this project with the land, the location, and the TIF district impact to tax rates when the district expires. The County is going to receive a larger amount of EDA payment due to the scrutiny of this abatement. President Overton thanked everyone for their due diligence on this project and feels it is now time to move forward. The Council can vote today or continue the Public Hearing to another day. Councilman Stilwell motioned to approve the requested 5-year, 100% abatement, subject to execution of Version 10 of the Economic Development Agreement sent on 5/11/2021, seconded by Councilman Riley. The vote was 5-0, with Councilman Pflug abstaining from the vote.

The meeting was adjourned.

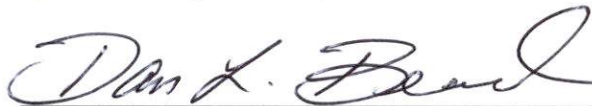
Minutes from the May 11, 2021 Meeting



Jeremy Overton, President

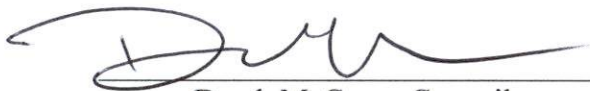


Craig Pflug, Vice-President

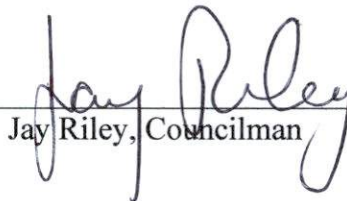


Dan Beard, Councilman

William McConnell, Councilman



Derek McGraw, Councilman



Jay Riley, Councilman



Michael Stilwell, Councilman

Attest:



Mike Watkins, Gibson County Auditor