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Gibson County Board of Commissioners  
Regular Session  
June 15, 2021

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The Gibson County Board of Commissioners met in Regular Session on June 15, 2021, at 5:00 p.m. at the North Annex Meeting Room.

Prayer was led by Commissioner Montgomery followed by the Pledge of Allegiance to the Flag.

**Roll Call by Auditor Watkins:**

President Warren Fleetwood – Present  
Vice-President Kenneth Montgomery – Present  
Commissioner Mary B. Key – Present

Auditor Watkins noted a quorum was present.

**MINUTES:** The minutes from the June 1, 2021, meeting were approved as presented by a motion from Commissioner Montgomery, seconded by Commissioner Key. With no further discussion, the motion carried 3-0.

**CLAIMS:**

CAW - 1	6/07/2021	\$14,654.59
JURY CHECK REPLACEMENT	6/10/2021	\$17.34
PAYROLL CORRECTION (MALLORY/GOTTMAN)	6/04/2021	\$720.00
PAYROLL	6/04/2021	\$341,912.67
ADDITIONAL PAYROLL	6/04/2021	\$71.76
PAYROLL DEDUCTION	6/03/2021	\$163.70
PAYROLL DEDUCTIONS	6/03/2021	\$154,879.14
HEALTH INSURANCE	5/28/2021	\$433,656.00
LIT DISTRIBUTIONS	6/03/2021	\$547,739.50
SWETA & WELFARE/SCHOOL EXCISE ALLOCATION	6/09/2021	\$696,443.38
FINES & FEES FOR STATE	6/02/2021	\$25,548.50
COUNTRY GENERAL	6/10/2021	\$242,848.80
COURTS	6/10/2021	\$2,553.43
HIGHWAY	6/10/2021	\$43,120.46
SHERIFF	6/10/2021	\$19,152.97
ACH	6/09/2021	\$40,579.09
CAW - 2	6/11/2021	\$8,598.05
Total Claims Presented on 6/15/2021:		\$2,572,659.38

Commissioner Montgomery motioned to approve claims presented for payment, seconded by Commissioner Key. With no further discussion, the motion carried 3-0.

**COMMISSIONERS OLD BUSINESS**

**Highway Department Request for Loader Purchase:** Superintendent Johnson was present to request permission to purchase a John Deere Loader as the current loader has many hours and they are spending too much money for repairs. They will trade this old loader in with a trade-in value of \$60,000. They intend to make the purchase thru Sourcewell, the Indiana Cooperative Purchasing Network. They will receive this equipment towards the end of the year and pay what they have remaining in this year's budget then use the 2022 budget to pay the balance. After trade-in allowance, the cost will be just under \$150,000. They are also looking to purchase a new tractor soon as well; quotes are being attained now. Commissioner Montgomery motioned to approve the purchase, not to exceed \$150,000, seconded by Commissioner Key. With no further discussion, the motion passed 3-0.

**Paving Bid Awards:** Attorney Spindler read an email from Engineer Holden; stating both paving bids had been reviewed and all bid documents were complete. Engineer Holden recommended the Commissioner's accept and award both paving projects to lowest bidder, JH Rudolph. The low bid on the Community Crossing Matching Grant paving bid Number 21 was \$1,243,107.01 and the EDIT funds paving bid Number 16 was \$613,202.22. Attorney Spindler asked the Commissioners to vote and provide signature on both documents for these 2 bids, accepting Engineer Holden's recommendation. Commissioner Key motioned to accept the County Engineer's recommendation, seconded by Commissioner Montgomery. With no further discussion, the motion passed 3-0.

**Gibson County Correctional Facility Update by Byron Sanders** – The Owners Representative, Byron Sanders explained they are trying to configure the building and site options. They are targeting a July showing to Commissioners. They solicited RFPs from ten (10) different Construction Management firms; firms that are currently working on large projects. He conferred with the head of DOC to ensure we were getting the top firms working on these type of projects. There were three (3) top firms that came out of these 10 solicited. Some firms declined because they were too busy. The selection team will now begin the process to make a formal recommendation to Commissioners. He feels they are on schedule.

**Gibson County Solar Economic Development Agreement** – County Attorney Spindler asked President Fleetwood to step out of the meeting; President Fleetwood has family that might be affected by this vote. Attorney Spindler does not feel this is a legal conflict of interest, or an impropriety; they are being consistent with a Council member's abstention. President Fleetwood left the room. Rick Reed, Tenaska Representative, was present to answer any questions and request this EDA be signed by Commissioners. Tim Oaks, the county's legal counsel on this matter from Ice Miller and Attorney Spindler have worked on this agreement with Tenaska and their legal counsel. They are both satisfied with the final document presented to Commissioners; he feels they have hammered out this agreement with a lot of concessions on both sides. Attorney Spindler feels the EDA is ready for Commissioner's approval. Commissioner Key has read the final document, she motioned to sign and accept the agreement, seconded by Commissioner Montgomery. The vote was 2-0, with President Fleetwood abstaining.

**Elliot Solar Farm Corrected Legal Description** Representative Reed asked for a signature on the corrected, full legal description with easements on the Elliot Solar Project. This document is not changing anything in the project, it is only clarifying lengths, widths, and actual pin placements. This had been approved by the previous administration; however, the title company had omitted the full legal description; this is the correction making that clarification. Commissioner Montgomery signed this legal description correction. Attorney Spindler asked for a motion to enter into two agreements; the 1st is entitled First Amendment to the Transmission Easement Option Agreement, the 2<sup>nd</sup> entitled Amendment to Memorandum of Transmission Easement Option Agreement. Commissioner Key motioned to approve both documents, seconded by Commissioner Montgomery. The vote was 2-0, President Fleetwood abstained.

Mr. Reed also reassured the Commissioner that all Tenaska projects have purchasers of electricity. Northern Indiana Public Service Company (NIPSCO) is going to buy the power produced in the Gibson County solar projects; Tenaska will own and keep the projects.

#### **COMMISSIONERS NEW BUSINESS**

**Princeton Planning Commission Appointment** – There are 2 appointees by Commissioners. One appointment, that will remain is Randy Scales. Both appointees must be corporate residents or live in the 2-mile radius. Commissioner Key is in the 2-mile radius; she is willing to serve as this 2<sup>nd</sup> appointee. Commissioner Montgomery motioned to approve Commissioner Key as appointee to the Princeton Plan Commission, seconded by President Fleetwood. The vote was 2-0 with Commissioner Key abstaining.

**Insurance Renewal Presented by Brian Hancock of EPIC Insurance** – Mr. Brian Hancock was present to discuss this insurance renewal. Mr. Hancock wanted to help educate the Commissioners decision. EPIC insures a lot of municipalities in the State. They have seen dramatic cost inflation in municipalities, they tried to keep Gibson County's cost down as much as possible. Mr. Hancock compiles a spreadsheet each year to present the facts to Commissioners. The following information does not discuss everything covered in the packet; it is a broad overview of the County's coverage. The County has a \$36,887,367.00 limit of insurance as it pertains to all buildings, and similar type properties. There is a statement of values included in the packet which tells the allocated value assigned to each structure if something were destroyed. The County needs blanket coverage to help cover items that the statement of values does not cover. There are a couple of monuments on the square that Commissioners wondered, last year, if they would be covered. A 3<sup>rd</sup> party insurance company is recommended if they do not feel these monuments are covered in the statement of values. This year the deductible has raised from \$5,000 to \$10,000. Most insurance companies demand a 10% deductible limit on the value of the property for earthquake coverage; however, they are covering with a \$50,000 deductible; this is a huge benefit. The County also has crime coverage. Inland Marine coverage has an equipment schedule showing all the County's equipment. Andy Schafer has visited each department to confirm, but everyone should verify to ensure everything listed and valued as it should be. EPIC tries to check in with the County to ensure all new items purchased are covered. They recommend the departments review on a quarterly basis; EPIC can assist with this process. Chubb is writing all property and liability. There is \$1,000,000 limit on trips and falls, plus a \$5,000,000 umbrella sitting on top of that. Employee benefits insurance is included. Law enforcement liability has increased because of the global, civil disruption and unrest in this category, even though our County might not be impacted, the remainder of the country is impacted. Mr. Hancock told Commissioners if the County continues to implement protocol in the jail, the fees they pay will be impacted. Public officials' errors and omissions is included in this policy with \$1 Million, plus the \$5 Million umbrella. Travelers has an additional coverage for law enforcement that adds an additional layer of coverage outside the limit. Auto coverage has increased due to the increased number of vehicles. The auto insurance allows the county to add autos thru the year without reporting and then reconcile the autos at year-end. The auto fleet sheet is allocated by department. Cyber coverage is included in this insurance with a nominal increase. EPIC will be demanding the County install dual or multi-factor authentication (MFA) with a \$1 Million limit; the County will have roughly 45 days to get the new security installed. Most municipalities are going to MFA so Cyber coverage can be offered. Attorney Spindler asked if Insurance would pay the ransom if the County were to experience a ransom ware attack. Mr. Hancock explained there would be a \$1,000,000 limit, which gets tapped quickly and yes, they would pay ransom; then bring in all companies to fix and find the criminals. Drone liability coverage is included. There is a 10% impact to the final price. Mr. Hancock feels Travelers and Chubb are two of the best carriers. Attorney Spindler recommended the Commissioners table this item to discuss more and ensure there is enough coverage. He did recommend they approve the auto renewal in order to move forward on that portion of the insurance. Commissioner Montgomery motioned to accept the auto renewal thru EPIC, seconded by Commissioner Key. The vote was 3-0. Attorney Spindler and Commissioners are working on some documents for the insurance company that will help keep the cost down.

**Sheriff Tim Bottom Request Cell Repair** - Sheriff Bottoms was present to request approval to make repairs to a padded floor in a jail cell damaged by an inmate. Padded Surfaces by B&E has been provided pictures; they feel the floor should be replaced. Removal and replacement will cost \$6,825. Charges have been filed against the inmate, including reimbursement; however, it is unknown whether any of that money will come back to the County. Commissioner Key is not sure the money can come from any other fund other than the Jail or Sheriff's budget; she does agree this will have to be repaired. Sheriff Bottoms feels he is short currently due to the unexpected water softener repairs. Commissioner Key says she is not opposed to looking at other funds to pay for this item, however no commitment can be made at this time. Commissioner Montgomery told Sheriff Bottoms they will look at their budget to see if they can pay from their budget.

**Community Correction Grant for Fiscal Year 2021-2022** – Michael Owens from Community Corrections was present to request Commissioners approve his grant application. Work Release and Home Detention runs thru this grant; it provides approximately 40% of the funding. Commissioner Key motioned to approve the grant, seconded by Commissioner Montgomery. The vote was 3-0.

**Fuel Bids for July 1 – December 31, 2021** – The County received one bid from Wabash Valley Service Company. The bids were as follows: 87 Octane \$2.636; 89 Octane \$2.74; Diesel Premium On-Road \$3.02; Diesel Gold Off-Road \$2.52; Commissioner Montgomery motioned to approve this only bid, seconded by Commissioner Key. The vote was 3-0.

**Public Input** Mr. Cecil Bob Allen asked why the YMCA is being named the Toyota YMCA. Toyota is granting \$1 Million, while the taxpayers of Gibson County are granting \$13 Million. President Fleetwood has had other calls regarding this announcement. He does not have an answer to the question. Mr. Allen feels the Commissioners should have input; he feels Toyota has been good to the county but is just not understanding how that name is derived. President Fleetwood feels the name merits some dialog. Brian Hancock of EPIC Insurance just happens to also be the current President of the YMCA Metro Board; he feels this is a topic open for discussion and he will share this with his fellow board members.

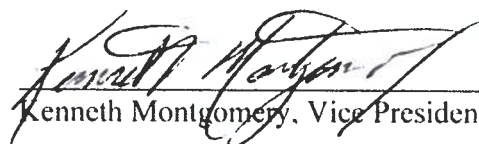
Laura Happe from Ft. Branch Library was present and wondered if the Commissioners had established a timeline for TIF project requests; she also wondered if the questions had been compiled, as she is under a deadline and would like to get the information submitted for consideration. President Fleetwood asked fellow Commissioners if they felt September was an appropriate time to consider projects. Commissioner Key feels September is too long a time. Ms. Happe told Commissioners it is budget season; she really needs to know some answers. There have been three projects forwarded to the RDC; They are the YMCA, The Ft. Branch Gym, and the Gibson County Senior Center. Ms. Happe is looking at other grant opportunities, however she has found some grants frozen while others do not provide funding for the purchase of buildings. Commissioner Key feels if anyone else wants to come forward, they need to do so by the end of July. Ms. Happe will get the questionnaire from Commissioner Fleetwood; she will be back at the end of July.


The Owensville REH Center Representative, Corey Taylor, was present to see if the Commissioners had any other questions on this project request for TIF funding. Attorney Spindler advised everyone that new money is not available at this time. President Fleetwood recommended that they take a questionnaire and talk to the Senior Center and Ft. Branch Library for other guidance and funding opportunities.

With no further discussions, Commissioner Montgomery motioned to adjourn the meeting, seconded by Commissioner Key. The vote to adjourn is 3-0.

Minutes from the June 15, 2021, Meeting.

  
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Warren Fleetwood, President

  
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Kenneth Montgomery, Vice President

  
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Mary B. Key, Commissioner

  
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ATTEST: Mike Watkins, Auditor