
Gibson County Board of Commissioners
Regular Session
November 16, 2021

The Gibson County Board of Commissioners met in Regular Session on November 16, 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 First Deputy York

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

MINUTES: The minutes from the November 2, 2021, meeting were approved as presented. Commissioner Montgomery motioned to approve minutes, seconded by Commissioner Key. With no further discussion, the motion carried 3-0.

CLAIMS:

CAW - 1	\$22,681.64
COUNTY GENERAL	\$101,296.68
COURTS	\$12,196.69
HIGHWAY	\$33,476.99
SHERIFF	\$3,852.12
ACH	\$95,268.19
CAW - 2	\$15,208.91
ATTORNEY CLAIMS	\$1,900.00
PAYROLL DEDUCTIONS	\$145,608.07
PAYROLL	\$338,191.76
Total Claims Presented on 11/16/2021:	\$769,681.05

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

Treasurer’s Report for October was acknowledged by the Commissioners.

Clerk’s Report for September was acknowledged by the Commissioners.

COMMISSIONERS OLD BUSINESS

Resolution Regarding the Lease of new Correctional Facility – Brad Bingham, Representative for Barnes and Thornburg, the financial experts helping with the needs of the new correction facility, is a Gibson County native. The Building Corporation met for the first time just prior to this meeting to kick off the financial planning process. The purpose of the Building Corporation is to set up as a non-profit corporation and lease the building to the County. This Corporation will be the issuer of the 20-year bond to build the correctional facility, which is the maximum number of years the bond can be financed. Baker Tilly is working with the County on structuring of the bonds based on the revenue stream of approximately \$26,000,000, which is set forth in the resolution. The bonds will be payable from LIT Correctional Facility tax collections. To receive the best bond rating, property taxes will be used as a backup funding mechanism. Garmong will be responsible for keeping the project within the bond issue parameters. They plan to bid the project out in February 2022; therefore, the bond will not be expected to close until March 2022. The sole purpose of the building corporation is to be the issuer of debt and lease

the asset to the County. Once the bonds go away, the property will go back to the county free and clear. Attorney Spindler recommends this matter be tabled until the next meeting. Commissioner Key motioned to table this matter, seconded by Commissioner Montgomery. The vote was 3-0.

Bridge Inventory Contract 2022-2025: - Engineer Holden was not present but a contract was presented for Commissioner's signature.

Commissioner Key motioned to approve the contract, seconded by Commissioner Montgomery. With no further discussion, the motion passed 3-0.

Gibson County Correctional Facility Project Update – A building corporation meeting was held earlier this afternoon. Scott Garrett is the President of the Building Corporation.

Garmong Contract/Service Agreement – This contract has a not to exceed amount of \$60,000.

Commissioner Montgomery motioned to approve the contract, seconded by President Fleetwood. The vote was 2-1, with Commissioner Key casting a nay vote.

Agreement for Owner's Representative for the Correctional Facility Project George Ballard presented this agreement with an amount of \$50 per hour and a not to exceed amount of \$7,000. Commissioner Montgomery motioned to approve, seconded by Commissioner Key. The vote was 3-0.

COMMISSIONERS NEW BUSINESS

Fairview Heights Final Plat of Phase I – Glenn Meritt of Cash Waggner and Phil Reinbrecht of Reinbrecht Homes were present to request primary approval on Phase I, consisting of 10 lots. The waterline and roads are in place for this phase, so no infrastructure is required, thus the reason to move forward. It appears the subdivision review committee has given their approval. President Fleetwood's biggest concerns are roads and sewers and their ongoing, long-term maintenance. He also wonders if perc tests for septic's have been completed. The subdivision has received an initial blanket approval for this first phase from the Health Department. According to the Health Department, if they perform a few soil samples for the area that prove good, they will hold off until they know for sure where the septic's will be placed and soil test at that time to try and avoid testing two times. Ben at the Health Department has been out to look at the topography and had concerns about some lots, thus they cut those lots out of the overall primary plat. They now have a blanket approval from Ben, which avoids random testing proving meaningless in the end. The estimated fee for perc testing is approx. \$300 per lot (42 lots @ \$300). They will call the Health Department before starting construction to find out how to proceed. President Fleetwood has concerns for the soil that cannot be approved. A concerned citizen says Indiana State Board of Health told him all field tile must be removed before septic's can be installed. That is part of the reason why some of the lots were removed. Fleetwood is concerned about the perc test and soil testing done. He wonders if the tests could be conducted and come back to a meeting after complete. At this time, Mr. Meritt feels this has already been vetted through the subdivision committee and the Health Department and now they seek approval for Phase 1, 10 lots. President Fleetwood feels this needs done before moving forward as he wants it done right. Commissioner Key feels Ben is the expert on this and he has waived this process at this time; they will move to this step once a lot is sold and before they build on the lot. The concerned citizen says no septic's work in this neighborhood. President Fleetwood feels if the County were to wait on the testing it will set a precedence for future projects and ensure all the I's are dotted and Ts are crossed, the County can say they had the testing completed prior to construction if problems are experienced down the road; although President Fleetwood feels they have a good plan, he would like to table until all testing is complete. Commissioner Montgomery feels the experts of the subdivision committee and the health department have both approved this plan, and they will go check the property before a house is built. Another concerned citizen is worried about the ponds and a lot of loose ends, like CR 450 and CR 400 intersection being a very dangerous road with a 12' hill. She does not feel they will be moving the dirt on this road to reduce the hill as explained in the last meeting. President

Fleetwood feels the drawings are fine and everything has been completed except the soil samples. Another concerned citizen brought up fire protection again; Francisco Fire Department has submitted a letter stating they will provide the fire protection to the new subdivision. Commissioner Montgomery feels they can use a suction pump in the lakes for fire protection, as they should have access to the ponds. Commissioner Key motioned to approve Phase I's, 10 lots, seconded by Commissioner Montgomery. The vote was 2-1, with President Fleetwood casting the nay vote as he wants to see the soil sampling completed prior to giving approval.

EMS Write-off - The EMS requested approval on write-offs. Commissioner Key motioned to approve these write-off's, seconded by Commissioner Montgomery. The vote was 3-0.

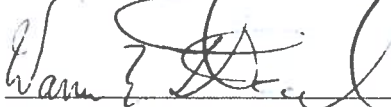
Major Medical Leave (1) was approved by the Commissioners with a motion from Commissioner Montgomery, seconded by Commissioner Key. The vote was 3-0.

YMCA Name - Cecil Bob Allen asked about naming of the YMCA; he wonders if anything more has been heard on this subject. Mr. Allen has received several phone calls regarding this being called the Toyota YMCA. He feels Patoka and Union Township taxpayers put up a lot of money for this YMCA and he feels they have been pushed aside. He feels Toyota has supported this county in a lot of things and they have been very good to the County, but he also feels the taxpayers should be recognized for this tax contribution. President Fleetwood is not sure how the name originated. When the project was moved forward to the RDC, it was moved forward as the Gibson County YMCA. President Fleetwood feels the County has a very good relationship with Toyota and bottom line, he feels they are a great partner, but not sure who made this decision. Larry Michel from the RDC, says they received the project as the Gibson County YMCA; he would not have voted for it if he knew the center was going to be named Toyota YMCA. He also wonders if Toyota was even aware of this name. Toyota is contributing approximately \$1 Million and a substantial amount of money coming from the Gibson County tax base. A YMCA board member was contacted by Mr. Michel, and they did not know the origination of the name, Toyota YMCA. Commissioner Key will reach out to the YMCA to try to get an answer.

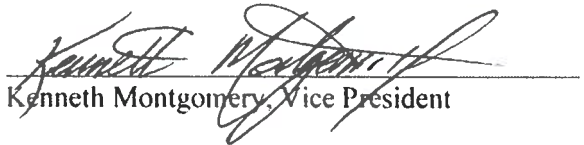
Peabody Coal Mine - An audience member told Commissioners that this mine might be starting up again and he feels a new road should be built before they close off the road for the mine. The area of concern is near Lynnville Park. Commissioners feel Peabody Officials will have to come to them before closing a road and all the roads are bonded. They will be at the next meeting (12/07/21) to discuss this matter. Commissioner Montgomery will get with Engineer Holden about the current agreements. Another audience member told Commissioners CR 900 S needs fixed before the bond is released.

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

Minutes from the November 16, 2021, Meeting.



Warren Fleetwood, President



Kenneth Montgomery, Vice President



Mary B. Key, Commissioner



ATTEST: Mike Watkins, Auditor