
Gibson County Board of Commissioners
Regular Session
November 19, 2024

The Gibson County Board of Commissioners met in regular session on November 19, 2024, at 4:45 p.m. at the Southwest Annex.

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

Members Present: President Warren Fleetwood, Vice-President, and Kenneth Montgomery. Commissioner Nick Burns was absent.

MINUTES: The minutes from the November 6, 2024, meeting were approved as presented. Commissioner Montgomery motioned to approve minutes, seconded by Commissioner Fleetwood. With no further discussion, the motion carried 2-0.

CLAIMS: Total claims presented on 11/19/2024 were \$2,624,337.63. Commissioner Montgomery motioned to approve claims, seconded by Commissioner Fleetwood. With no further discussion, the motion carried 2-0.

Department Reports

Sheriff Bruce Vanoven reported on the Sheriff and Correction Departments staffing statistics.

David Pond, EMS Director, reported on the status of the new EMS Ambulance building. Commissioner Fleetwood asked Mr. Pond if he would like to go ahead and discuss his change order. Mr. Pond stated one change order was in the possession of Auditor Watkins that he did not have. He went on to explain that in the packet (that was given to the Commissioners and Auditor), there was a Change Order for ERS for radio system, which he stated was already figured in, a Change Order for Parrish for the computers and then one Change Order for fencing. Mr. Pond explained that fencing (Gibson County Fair Board property) was damaged when tree stumps were removed. He also explained that the Fair Board removed some trees on their property and replaced fencing further on down. Auditor Watkins questioned Mr. Pond as to whether \$10,971 was part of the \$66,000 Change Order. Mr. Pond stated that it was not and that one (ERS) along with the Parrish and the fence were new. Mr. Pond explained that the only thing that was in the change order that was on the last invoice was the tree being removed. That was part of the last invoice. Commissioner Fleetwood asked Mr. Pond if he was looking for approval of the Parrish bill, fence and the Change Order. Mr. Pond asked Auditor Watkins the amount of the Change Order. Auditor Watkins explained that he did not have any of the documents for the Change Order and that he could not pay the invoice without the documentation. Mr. Pond stated he would get those to Auditor Watkins in the morning. Auditor Watkins stated the Change Order he received was in the amount of \$67,020.75. Commissioner Fleetwood asked Mr. Pond if he had any others besides those three items. Mr. Pond stated the \$67,000 he needed approved and the ERS, Parrish, and the fence, so it would be 4 items. Commissioner Fleetwood made a motion to include all three items. Mr. Spindler indicated that 4 items. Commissioner Fleetwood asked what the fourth item was, that he had Parrish bill, fence and Change Order. Mr. Pond went over the bills with Commissioner Fleetwood. Auditor Watkins indicated that the current change order needs to be done separately since he already received the bill to pay for it. Auditor Watkins asked if we knew how much any of these are (new Change Orders). Mr. Pond indicated they are all on the paper. Commissioner Fleetwood asked Mr. Spindler if we needed to do these separate or could they be done in one motion. Mr. Spindler indicated he didn't matter and if the Auditor wanted it separate that was ok. Auditor Watkins again asked to have the first change order that he had already received for payment. Commissioner Fleetwood asked for a motion to entertain a motion to approve the Change Order for Koberstein for \$67,020.75. Commissioner Montgomery made a motion to approve with a

second by Commissioner Fleetwood. Motion carried 2-0. Commissioner Fleetwood then asked for a motion to approve the Parrish bill, fence replacement and ERS to include as one motion. Commissioner Montgomery made the motion with a second by Commissioner Fleetwood. Motion carried 2-0. Andrea Howe (Princeton Clarion) asked what the total amount of the additional Change Orders were.

Sharon Werne, Gibson County Animal Shelter, stated they finally have approval of the septic system for the new building. She proposed to the Commissioners that the Animal Shelter go ahead and get started on the septic with Parker Construction for \$38,500. Also, they would like to get started on the water. However, they will need to get an updated bid for the water. Ms. Werne stated that the bid for the building did not include the water and septic. She asked for the Commissioners approval to start both of these items of construction. Commissioner Fleetwood asked Mr. Spindler if he was good with the Commissioners approving both items since they were under the \$50,000 threshold. Mr. Spindler indicated that he was. Commissioner Montgomery made a motion to approve starting the water and septic for the new building. Second by Fleetwood. Motion carried 2-0.

COMMISSIONERS OLD BUSINESS

Update on Jail Project – Owner’s Representative George Ballard told Commissioners the contractors are working 7 days a week. A lot of the furniture has been installed. All the dispatch equipment is being installed. Jail Control Room furniture and controls are being installed now. Mr. Ballard indicated that they were going to have to re-evaluate the December 8, 2024, date for the ribbon cutting.

Reclamation Solar – Brandon Dickenson, Attorney with Dentons, Bingham, Greenbaum representing the developer of the project stated the project is still in negotiations. Commissioner Fleetwood has some concerns that the Commissioner have that he wanted read into the minutes. They include:

1. Road Bond list of all the contractor’s names, addresses and contact information. Especially the ones that will be using the roads. Documentation for signed county road permits through our highway department. The Commissioners want copies of the road permits.
2. Documentation Explanation for Decommissioning Bond.
3. Pre-determined entrance and exit routes for the big trucks bringing in the building materials. Commissioner Fleetwood stated we need this signed. Commissioner Fleetwood asked what the name of the company is. Mr. Dickenson stated that the taxpayer/developer is Galea Springs, SPV, LLC is who the economic development agreement is with. The parent company is Zelestra.
4. Document showing the company will not implement Eminent Domain. Doesn’t want neighboring properties to succumb to Eminent Domain.
5. Commissioners want folks that are non-participating to have some say in the negotiations. If they don’t want to sell their property, we feel that property rights are valuable and pretty important and want those people to have a seat at the table. Mr. Dickenson asked if this was in correlation with the Eminent Domain issue. Commissioner Fleetwood stated this is a private venture and they want to make sure it isn’t sold to a public utility in a way that allows Eminent Domain in the surrounding or adjacent property owners. Mr. Dickenson stated that is why you want participation in the sense that if they don’t want to participate, they are not forced to. Mr. Dickenson had one more question to clarify that there isn’t any concern with it being sold to a utility. It is just the restriction on Eminent Domain from a public utility.
6. Commissioners will need a receipt from the payment of Stormwater fees. Those have to be incurred by the solar company.
7. Commissioners require a receipt from the Auditor showing payment of your county license.
8. Seed mix to be used. This is to be compatible with the soils here and something that is fairly hardy and native.
9. 110% Assurance Bond required for Stormwater construction per our Stormwater Ordinance.
10. Written and signed agreement for “As Built” drawings required for final acceptance and release of the Assurance Bond.
11. Erosion Control – Want to make sure it is all approved from the State and IDEM.

Commissioner Fleetwood mentioned the EDA Agreement. He stated there are some chief concerns in the Eastern portion of our county about fire protection. The Commissioners would like to see this project come to fruition in a way that benefits volunteer fire departments in that part of the county. Mr. Dickenson stated that one of the value adds to an economic development agreement that involves abatement is that monies can be set aside, as long as it doesn't run counter to Indiana law which nothing described does. Those dollars can be instantly deployed to organizations like the volunteer fire department. Commissioner Fleetwood stated that Barton Township Fire Territory is who they (Commissioners) are going to bat for. Mr. Dickenson asked if the Commissioners have a goal to have a specific call out to the fire department in the EDA? Commissioner Fleetwood stated that it is his understanding that the funds have to go through the town of Somerville, and he has good contacts. Commissioner Fleetwood stated it needs to be specified that it goes to the fire territory. Mr. Spindler stated they could take care of this in the EDA. Commissioner Fleetwood mentioned that the last solar project provided solar to the new jail. He stated he would like to talk with them (Galea) about providing solar equipment for the new EMS Ambulance building. Mr. Dickenson stated he noticed that in the Gibson Solar project and they would check in to doing that. Mr. Larry Michel questioned about the tax abatement for this project and how much it would be. Mr. Dickenson stated that overall, they were asking for 100% abatement for 5 years after the project is fully assessed. He also stated that that the project will be approximately \$245M. Mr. Roy Lynch questioned the statement of the abatement starting at the completion. He wanted to know when the completion date is – never? Mr. Dickenson explained that there is no discount on the tax bill until it is completed.

COMMISSIONERS NEW BUSINESS

City of Princeton – Christmas Lights – Mayor Greg Wright demonstrated new lights that were going to be hung on the courthouse this year for Christmas. He was asking the Commissioners if they would be willing to provide some funding for the lights on the courthouse. Commissioner Fleetwood told Mayor Wright that we had some money left in our ARPA funding and asked if we were to approve \$2,569.99 would that take care of the county's portion. Mayor Wright explained that he broke down the bill and that \$900 would be what the county would pay. Mr. Spindler stated he would say approve not to exceed \$900. Commissioner Fleetwood entertained a motion to take pay the \$900 out of our ARPA funds. Commissioner Montgomery made the motion with a second by Commissioner Fleetwood. Motion carried 2-0.

I-69/St Rd 64 Southeast Quadrant Sanitary Sewer Project Phase II – Mark McNeece, United Consulting – Mr. McNeece presented supplemental agreements to move forward with bid documents the first part of January. Contractors will be looking for work so that should help keep the cost down tremendously. Mr. McNeece is fairly confident that we would be able to the construction, design, inspection and management right at \$2M or right under. He stated they saved money by moving the lift station closer to Highway 64. Mr. McNeece stated Don Barrick would be the construction administrator. Commissioner Montgomery stated when Mr. McNeece brought the paperwork to him it would be \$600,000 less. Commissioner Fleetwood asked about taking it under advisement. Commissioner Montgomery made a motion to accept the contract. Commissioner Fleetwood asked Mr. Spindler if he had reviewed it. Mr. Spindler stated he had. Commissioner Fleetwood then entertained a motion to accept the contract. Commissioner Montgomery made the motion again. Commissioner Fleetwood seconded. Motion carried 2-0.


Medical Leave – One medical leave was presented. Commissioner Montgomery made a motion to approve the medical leave with a second by Commissioner Fleetwood. Motion carried. 2-0

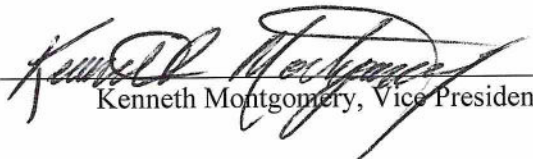
Public Comment

Patty Vanoven, Gibson County Chamber, reported an upcoming ribbon cutting at Inside Out Beauty. Also encouraged everyone to participate in the Shop Small Saturday. She also invited everyone to the Chamber open house December 3, 2024.

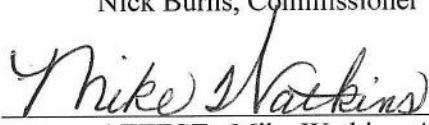
Commissioner Montgomery motioned to adjourn the meeting with a second by Commissioner Fleetwood. Motion carried. 2-0

Minutes from the November 19, 2024 Meeting.


Warren Fleetwood, President


Kenneth Montgomery, Vice President


Nick Burns, Commissioner


ATTEST: Mike Watkins, Auditor

