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Comp Time Report
County Treasurer's Report
Transfer of Funds
Additional Appropriations
Garmong Tax Abatement
Public Safety Fund
Governmental Consulting Contract
Health Insurance
School Resource Officer Grant

Vermillion County Council

Meeting Agenda

May 9, 2016

6:30 p.m.

Commissioners Courtroom 2nd Floor, Courthouse, Newport, Indiana

- I. Call to order. The Vermillion County Council convened in a regular meeting at 6:30 p.m. on Monday May 9, 2016.
- II. Roll call. Members present were Michael Costello, Jill Wesch, Randy Dreher, Michael Carty, Brent Bush, Jim McLain, Basil Ave, Auditor Phyllis Orman, First Deputy Auditor Amy Tolbert and Attorney Don Darnell.
- III. Approval of minutes from last meeting. The minutes from April 11, 2016 were approved on a motion made by Wesch and seconded by Carty. The motion carried.
- IV. Comp Time. Carty said the amount went up by \$300 and they still have several people exceeding the maximum amount of hours allowed. Dreher asked if they were trying to work it down to where it should be. Costello asked Commissioner Harry Crossley when they are required to roll back their hours to 160 as per the handbook. Crossley said October 1st. He said there was tire recycling on Saturday so those that worked earned 8 hours at time and half so they earned 12 comp time for doing that.
- V. County Treasurer's Report. Costello acknowledged receipt of the treasurer's report.
- VI. Transfer of Funds. Reporting only. \$1,950.00 from 33501 maintenance to 33505 highway sign repair. This transfer will repair 3 signs. No council action needed.
- VII. Additional Appropriations.
Reporting only. \$1,464.20 Insurance reimbursement 1000 County General 21800 other garage repair. Insurance reimbursement for damage to Jeep Grand Cherokee Laredo. Costello said this is one says it is reporting only. Tolbert said insurance reimbursements automatically go into the line item from which the repairs were paid from.

The Council considered additional appropriation requests as published. President Michael Costello reviewed the appropriations from the written requests submitted by Auditor Phyllis Orman. Thus, the following ordinance was adopted: WHEREAS: it has been determined it is now necessary to appropriate more money than was appropriated in the annual budget for 2016, BE IT ORDAINED, by the County Council of Vermillion County Indiana, for the expenses of said county government, the following additional sums of money are hereby appropriated and ordered set out of the funds herein specified, subject to the law governing the same:

1000 County General, 12012 Purdue CES Educator Contract, 0123 Extension. \$2,500.00. Costello said this was error from budget time when all the raises wiped out to be discussed later this line item was inadvertently reduced and should not have been. He explained that there is a contract with Purdue and this additional appropriation is needed to fulfill that request. It was more or less just an oversight. Dreher made a motion to allow, seconded by McLain. Carty opposed. Motion carried.

1000 County General, 38407 Solid Waste Expenses, 0130 Commissioners Court. \$5,000.00 for tire recycling. Carty asked why it was not in the budget and Orman said that it was but at budget time you told us to come back and ask for it later. Costello asked

if this is the tire recycling event that was just held and Crossley said yes, on Saturday. Dreher asked if there was a good response and Crossley said that they took in about one and a half semis full of tires. He said the rain potentially hurt the event. Dreher made a motion to allow, seconded by Bush. Carty and Wesch were opposed. Motion carried.

1000 County General, 41103 Highway Trucks, 0130 Commissioners Court. \$263,707.00. 3 trucks for the Highway Department to be purchases from Rahn Equipment. Dreher asked what they were going to do with the 3 trucks that would be taken out of service. Crossley said they will use the sandboxes and plows but the trucks can be put up for bid. McLain made a motion to allow, seconded by Dreher. Carty and Wesch were opposed. Motion carried.

1175 Misdemeanant, 30277 Inmate Medical & Dental, \$3,650.00. Contracted jail services for Hamilton Center. Carty made a motion to allow, seconded by Ave. All were in favor. Motion carried.

VIII. Open issues

a) Garmong Tax Abatement. The tax abatement is before the council for final action. Dreher asked what the estimated cost is to put in the building. Dan Zuerner with Garmong said \$3.5 million, without the real estate. Dreher asked why they got a building permit for \$41,000.00. He said he would imagine that has something to do with the early excavating but not for the whole building. Elizabeth Burrows said it was explained to her that permits are issued separately for electrical, mechanical, etc resulting in different building permits being filed at different times. She said the budget has not changed. Dreher asked if they were being asked to give abatement on \$3.4 million dollars and the building is going to cost \$3.5 million. Zuerner said that is correct. Dreher said he agrees that the abatement is a great tool to attract a business but he feels that it would be more beneficial for the company buying the building to get the full 10 year tax abatement verses getting whatever is left over. Britton said the problem is that you have to apply for the abatement before you start construction. Dreher said that Britton told them at the last meeting that they were going to go ahead and start the building even though they did not have the abatement. Britton said the application was filed three months ago. Britton told them they could grant the abatement for longer than ten years if they wanted to. He said they are only asking for the 10 year abatement for this project. Dreher said paper stated the building would be built on 32 acres. Zuerner said Garmong purchased 32 acres but this building is going to be built on 5 acres. He said they had the entire parcel rezoned in hopes that a company would come in and want to expand. He said this project is designed to go from \$50,000 square feet to \$200,000 square feet instantly. He said what they don't know when they are attracting these prospect is how much space they need. He said what closes these buildings are how fast the company can get production, that is a closing component. He said this allows them to place equipment within 90-120 days on the first 50,000 and then they can construct the expansion while they are moving into the initial space. Zuerner explained that these projects are totally fluid and totally flexible. The project may come from an investor in Japan, Dubai, or Germany. He said the advantage is that there is over 300,000 acres of shovel ready ground in the mid-west but there is less than 15 of these projects available. This allows a company to get in and be completed within six months as opposed to a year or more. He said they don't know how much of the 32 acres will be used and that it depends on who they can attract during this first phase. Zuerner explained that the tax abatement has no benefit to Garmong and they will never see a dollar profit from it. The tax abatement is because everyone that comes and looks at these projects are being offered the abatement in other communities and they don't have time to wait for it. They expect to see it in place. He said it not only helps Garmong close the deal but allows the county's \$1.5 million dollar loan to be paid back in a timely manner. It is a critical closing tool and that is why they are asking for it. Britton said the benefit to the potential buyer is that hopefully they are going to do an expansion which would allow them to come back and request abatement on that expansion. They would get the full 10 year benefit from that. They would also be allowed to request abatement on equipment. Dreher said he was told the 32 acres would be broke up into 4 parcels. Zuerner said they don't know at this time. He said some companies will buy extra with the initial phase for future

expansion. He said they have enough flexibility to satisfy virtually any Fortune 500 company. Zuerner said they have done this in 15 other communities and they have 27 interested and that one thing that is critical is when do you decide to assess this property. He said it is up to the council but they need to keep in mind that the shell building is not going to have a sprinkler system in it, floor in it, etc. He said you really can't get a certificate of occupancy on this place at this time. He said as a county they can elect not to assess this building right of the bat. It does not change at all the tax structure you have but the longer the assessment is delayed the better the value is for the person coming in. Some counties have elected not to assess these buildings until they are sold but other counties have opted to assess them in the first year. He told the council that it was up to them. McLain asked when the building was supposed to be done. Zuerner said they are moving very quickly and stated that the pre-cast panels that normally take seven months will arrive sometime in June and will be set within three weeks of delivery. They expect to have the project at least 80% complete by the first of October. Dreher asked what is the time frame they predict to sell the building. Zuerner said they longest they have set on one is three years. He said he knows of a project that was done totally wrong in Muncie Indian set for 6 years. He said Sally Mae is now in the building and they employ 1850 people. Carty asked about the 32 acres that could be expanded to 200,000 square feet. Zuerner said 200,000 would take about 23 acres. Carty said he understand that the hope and thought by Garmong in this development process is that if another company came along at the same time, you have this other acreage you would market. Zuerner said that is an exceptionally important question and stated that a company might come in to look at the spec building but may be more interested in building elsewhere on the property. He said the site is so unique not only because of CSX and the location of the highway but this site has the most available water than any other site in Indiana. Costello entertained a motion for the final action for real property abatement for Garmong Development Company, LLC. Resolution 2016-002. Carty made a motion to approve the abatement, seconded by Ave. Costello, Bush and Dreher were opposed. Motion carried 4-3.

- b) Public Safety Fund. Tabled.
- c) Governmental Consulting Contract. Costello said he called and got the cost reduced to \$24,000 and mileage expense of \$110.00 per hour. McLain made a motion to allow, seconded by Dreher. Motion carried.
- d) Health Insurance-county cost options. Costello said the commissioners need to look at the insurance options and Crossley said they have received a copy and are reviewing it. Costello said the commissioners should be making a recommendation. Carty said he thinks it should be adjusted and agreed that the commissioners should make a recommendation. He said it is pointless for them to make the recommendation if the council is not in favor of it. Carty said it is talked about at budget time but when the proposals come in nothing is ever done. Costello said there are other things we need to talk about such as the wellness program and suggested maybe a committee be formed to discuss this issue. It was discussed and agreed to hold a joint meeting with the Commissioners on June 13th at 6:00 p.m. Carty said the industry is moving away from paying all of the spouse and children costs because of working families and whoever has the lower cost insurance is paying for their families insurance.

IX. New business

- a) School resource officer grant. Phelps said there are three grants they can apply for a school resource officer. Two are state grants and one is a federal grant. He said the problem is that the due date is for the state is next week but they didn't know about it until now. He said he would like one resource officer for the North Vermillion School District and one for the South Vermillion School District to start. He said the state grants are a 50% match. The federal grant is the most appealing and said he would get a grant writer to help him with this grant. The grant is 3 years and pays \$125,000.00 with 25% matching from the county. The stipulation is you must keep them a fourth year and fund it. He said this is a community oriented policing grant and we have to use it towards that purpose the whole time they are hired. They don't have to be just a school resource officer. He said a school resource officer isn't just a cop roaming around the schools. This person becomes an educator, counselor and many other things. Costello suggested he talk to Terry Jones or James Coffenberry with West Central about helping with the grant writing.

Phelps said he would contact him. He said the state grants are due June 23 and they won't know if they get the grant until later this year so the person wouldn't start until next year. Phelps said Mr. Fisher of North Vermillion has the state grant ready to submit. He said what they need to know is will the county help out or do they just stop here and forget about it. Phelps said there are other options if they don't want to pursue these grants. He said he hopes they don't pass up on the Federal Grant though because you would only be paying 25% of the costs for this deputy and would have to fund the fourth year. Dreher asked if the officers would be academy graduates and Phelps said there are state requirements for a police officer and the county requires that special deputies have the same requirements but are trained through the county. He said there would also be a Memorandum of Understanding between the county and the schools. Phelps said a school resource officer makes a good bridge between the community, school and law enforcement itself. Phelps asked if they want to move forward on the Federal Grant and Dreher said he is in favor of it, stating that you can't take a child's safety for granted. Phelps said he would move forward on the state grant as well if were for it. Wesch stated that with the state grant you can use the match with equipment such as a car stating it doesn't have to be a cash match. South Vermillion School Superintendent Dave Chapman said they have received one matching grant from state and it is to secure the entries to Ernie Pyle and Van Duyn elementary schools, which will take place this summer. He said they are also putting in all new HD security cameras with zoom in all buildings. He added that adding a school resource officer will act as a deterrent and feels that it is an excellent idea that needs to be done. He said they cannot take their kids safety for granted and that hiring school resource officer is the logical next step. Phelps said that South Vermillion could have used an officer in 50-60 incidents over the last year. Dreher suggested they educate the taxpayers to call in anything they see that may be suspicious. Chapman said he want to state that after school hour's people are still able to walk the track to get their exercise. He said during the day anyone on the grounds must first report to the office. North Vermillion Assistant Principal Justin Fisher said that NYPD did an active shooter study and found that in school shootings the number of killed or injured was 1 to 1. He said it was 1-9 for those wounded or killed in combat. He said it's because they teach the kids to get under their desk and lay still and it's not working because there is no one to shoot back. He said at North Vermillion they are teaching them to hide and be safe if possible but if not they need to fight back. Phelps asked if they can apply for the State and Federal Grants and Costello said yes, if they can get the paperwork done in time.

Adjournment. Having no further business to come before the Council, the motion to adjourn was made by Dreher, seconded by Bush

AYE

NAY

Michael Costello, President

Jill Wesch, Vice-President

Randy Dreher

Michael Carty

William Brent Bush

Jim McLain

Basil Ave

ATTEST:

Phyllis Orman, Auditor