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Vermillion County Council Meeting Agenda

April 11, 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 April 11, 2016.
- II. Roll call. Members present were Michael Costello, Jill Wesch, Randy Dreher, Michael Carty, Brent Bush, Jim McLain, Auditor Phyllis Orman, First Deputy Auditor Amy Tolbert, and Attorney Don Darnell. Basil Ave was absent.
- III. Approval of minutes from last meeting. The minutes from March 14, 2016 were approved on a motion made by Dreher and seconded by Bush. The motion carried.
- IV. Comp Time. Carty stated that the grand total was down around \$500. Carty said that the policy is not being adhered to because there are five people that have over 160 hours and two are right at 160 hours. He said there is one person that has 800 hours and that needs to be resolved. Costello agreed and said they need to get those numbers down to where they are supposed to be.
- V. County Treasurer's Report. N/A
- VI. Transfer of Funds. N/A
- VII. Additional Appropriations. 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:

Bush made a motion to allow, seconded by McLain. Motion carried.

FUND/DEPT	AMOUNT REQUESTED	AMOUNT APPROVED
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8111 PHPER	\$37,930.00	\$37,930.00
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To set up the budget for the remaining 2015-2016 Public Health Preparedness Emergency Response grant year and to request additional pay for Peggie Parsons-Palmer by grant. Mary Crotty said that it is a grant and has to be appropriated yearly. The grant cycle is July 1-June 30. She said these figures will get them through the end of 2016 so she will not have to come back in June and do it again. She said they are asking for a new line item, PHC District Rep, because the state allowed this additional amount of

money. She said it is not a new position, there are just more meetings that will take place. She said there are certain deliverables that have to be completed. Crotty said the job is currently being done but without the extra compensation. Carty asked if the Health Board approved it and Crotty said they did.

VIII. Open issues

- a) Garmong Tax Abatement. Elizabeth Burroughs, Vermillion Rise Director, informed the Council that information about the ground breaking ceremony would be sent soon and invited them all to attend. She said the construction would be starting around the end of May and there will be walls going up in June. She said they have already had several opportunities to market the site and that they are getting these responses because of the building. She explained that when they are marketing a site they receive numerous questions and are always asked if there is the availability for local incentives such as a tax abatement. This is why Mr. Bishop with Garmong and Attorney Lou Britton are asking for the tax abatement, to make us as competitive as possible. She explained that the marketing is all being done by Garmong and they have already been on trips to market this site. She said the goal is to sell the building, get the money back to the county, and create jobs. Burroughs said if anyone wants information on this building, the layout, or plans to let her know. Bush asked about a company purchasing the building, wouldn't they want the abatement for the full 10 years that they own it. Britton said the problem is that you have to apply for the abatement before the building gets built. Burroughs said that is true for the actual building but the company could come in and ask for an abatement on the personal property/equipment or any improvement they make to the building such as adding square footage. Carty said he assumes the abatement is transferable and Britton confirmed that it was. Britton said the council is permitted to create any schedule of abatement that they would like. He said they did not want to complicate things so they stuck with the normal, 10-year abatement schedule. Bush asked if this building had the potential to have two abatements, one on the building and one on any improvements the owner would make. Burroughs said yes, but the same dollar is not invested. Britton said it would have to go through the same process. The council could approve an abatement for the additional money spent. Britton said the hope is that the equipment put in the building is worth more than the building itself. Clinton resident John Moore asked why the notice in the Clintonian stated there was an economic study done that indicated there was going to be x amount of jobs created and x amount of dollars coming in from payroll but that actual paperwork is blank. The notice in the paper indicates that the council has been provided with these numbers. How can you make an informed decision when you don't know what kind of business is going to go in the spec building. He said he doesn't understand why they would advertise a legal notice that was misleading. Britton said they discussed at the last council meeting that since this is a spec building they are hoping to land a company by building this building. He said by having the vacant building available to manufacturers is very valuable. The state encourages local units of government to establish spec buildings all over the state. Britton explained that one of the things you have to do to be able to do in order to attract industry is to have a spec building and an abatement. He said, unfortunately the state has put us in this chicken and egg problem, where we can't know what the employment is going to be at the time we build the spec building because we don't know who is going to occupy it. He said what they talked about and what the resolution says is this increases the opportunities for gainful employment in the county. At the last meeting there was some discussion about how many jobs and it was stated that Garmong has done these projects in other areas and it's estimated to

be one job per thousand square feet. A 50,000 square foot building would typically create 50 jobs. We don't know what the salary will be but typically they are jobs in the \$40,000.00 range, with benefits. It could be more, it could be less. We don't know. Britton again explained that you can't build a building and then go in and ask for an abatement because of the way the law is written. He said if we want to do what the state tells us to do, we need to have a site and building ready and we need to be able to give them an abatement. We can't tell you what the jobs are or what the wages are before we build the building. Britton said what we do know is that this will significantly improve the chances for gainful employment in Vermillion County. Moore said that the legal notice states that this information was given to the Council and it is very misleading. He said if you are going to put a legal notice in the paper, you should tell the truth. Britton said that is the information we gave them. Burroughs stated that Lebanon, Indiana is going through the exact same thing and that it was based on state law that they are doing it this way. Costello said he did not read the legal notice in the paper and asked Moore if it did state the number of jobs that would be created. Moore said that the paper said it would create significant jobs, that the council has considered the petitioners total investment in real and personal property and the estimated number of new, full-time equivalent jobs projected to be created by the project, the average wage of the new employee compared to the statement and wage and the infrastructure requirement. He said the way he reads it is that the council was given data to make an informed decision. Britton said what we gave them was the best we could do under the circumstances, which is our estimate of the number of jobs and the payroll that is typically created by this kind of building. Moore asked why the legal notice didn't state that it was an estimate. Britton said that it states the council was provided with the information and that is the information we provided them and that language is pulled directly from the state. He said no one here was misled, we told them we didn't know how many jobs it would create. Burroughs said Moore has made a good point and that in the future maybe the attorney could use the word "estimate" so as not to confuse people. She thanked Moore for his time and comments. Dreher wanted clarification that the abatement is for the spec building and not the 32 acres. Britton said the building is located on the 32 acres but the abatement is only on the building. Dreher asked what the figure was for the building and Britton said roughly \$3.4 million. Britton said the abatement will be figured on the improvements only, not the land. He stated that right now the land does not pay taxes but it will start paying taxes because it has come out of the hands of the Reuse Authority and into Garmong's hands. Darnell said there is a statute that says that the statement of benefits that is filed before the hearing, if it's not complete at the time of the hearing, it has to be re-submitted and complete before the building is occupied. He said, so even though it is incomplete now, the buyer will have to submit a new statement of benefits before they can occupy the building and it will show the amount of employees and the payroll. McLain made a motion to allow. Carty asked if this was subject the approval from Reuse Authority and Britton said that is correct because their meeting last month was cancelled. Britton said the resolution specifically states that it does not take effect until the abatement has been approved by the Reuse Authority. McLain said he would think they would need that approval before they proceed and asked to rescind his motion. Wesch made a motion to allow, there was no second. Motion failed for a lack of a second. Britton asked if they want him to re-advertise and put it on their agenda for next month and Costello said yes. Britton said this building will be made of stand up concrete walls. The concrete is made of big panels and as soon as they make them they put them on a truck and ship them out. When they arrive at the site you have to stand them up. They have been able to get bumped up on the list so that they will be delivered in June. Garmong will have to do work to be ready to receive

those panels in June. Britton said he does not see any reason they cannot do that. He said the reason for bringing it up is to make sure everyone is informed. If Garmong can't go ahead and put the footers in then they can't take delivery of the panels and will get pushed to the back of the list. It could then be December or later before they get the panels delivered. Carty said they could have a special meeting if needed. Carty said it is troubling to him that they are always under the gun to do something and no one else has time to get anything done. He said he is in favor of this spec building and he wants to get it built but there are some procedural things that need to get done, so let's get them done. He said he is not opposed to the building or the abatement, he just wants to do the right thing and get it done. Dreher said he agrees. Costello said that Basil Ave had emailed and said he was in favor of it. He knows it doesn't count but wanted them to know. Burroughs said they will be back at the May meeting to present it again.

b) other

IX. New business

- a) Amended Salary Ordinance-PHC District Rep-PHPER. This request is in regards to the above additional appropriation request. Bush made a motion to allow, seconded by Wesch. Motion carried.
- b) Amended Salary Ordinance-Part-Time Jailer-County General. Phelps said he cannot find anyone to come work as a jailer for \$9.00 per hour so he is asking to increase the hourly rate to \$16.00. He is not asking for more appropriation. He said he has \$15,000.00 and is leaving that, he just wanted to pay more on the hour. Phelps said with the amount he has budgeted he could employ someone at 18 hours per week. Dreher made a motion to allow as long as Phelps understands that the \$15,000.00 appropriated is it. Bush seconded the motion. Motion carried.
- c) Public Safety Fund-Mark O'Heir. O'Heir said that everyone is familiar with the P-25 radio project that they have been talking about for the last two years. He said one of the things they did to raise the money for this project was to start a fund at the Vermillion County Community Foundation back in April 2015 with the agreement that anyone who wanted money had to put time in. Every department that received money had to put people in to help with fundraisers. He said that got every agency in the county working together for the first time since he's been employed with the county. The departments received their money in December 2015, to help with their costs to purchase these radios. He said they raised the money and got the radio project done. Each department received \$1,000.00. There is \$313.00 left in the fund and they have decided to keep that money there and raise more money to add to it. Before any money can be paid the fund needs to reach a balance of \$10,000.00 and it must benefit the whole county, not just one person on one department. It would have to be voted on by the entire board which consists of a representative from each department. Once the money is allowed to be spent the foundation board will advise the foundation to cut the check. It's a good checks and balance system. O'Heir said what the need is to get the \$10,000.00 start-up and would like the county to contribute. He said he doesn't know how the county can put money into this fund and Costello said he doesn't think they can. O'heir said they discussed some options such as feeding the money through the EOC fund. He explained the county should be investing in these departments. Phelps said the county owns all the radio equipment but doesn't pay anything. Carty asked how the county owns it, they have no records to show they own it. O'Heir said the equipment was purchased with grant money through the EOC. He said in the last 7 years departments started buying their own so it's not all county property. He said really it is the State's property, FEMA property. Costello said there is no argument

to how valuable the departments are but the problem is whether they can make a clean transfer or not. Darnell suggested he talk to the Commissioners and Jon Spurr. The commissioners had a similar situation where they were trying to transfer money from the sale of the hospital to the foundation but it was not allowed. O’Heir asked that if they can’t do it that way could they create a line item within his budget. Costello said he thought the township trustees had money to give the departments and Bush stated not all trustees have that fund. He said Helt Township does not have a cumulative fire fund. Costello said if there is a way to help he would like to because they are all volunteers and shouldn’t have to pay to get more training. O’Heir said they are working on grants for things such as EMT training. He said the money they need is not just for training but for equipment as well. He said they went through re-banding and narrow banding then the state said they had to do P-25. Carty said he is here today because of first responders so he is all for it but he doesn’t see how it can be done. The way the system is set up, to be spending county money it has to be accountable. It can’t just be put into a fund that somebody else spends. Carty said he is open to whatever will make it work but said that it will probably have to be something that is in the EOC budget.

- d) Governmental Consulting Services Contract. Costello said the contract has increased from \$23,000.00 to \$24,960.00. The hourly rate increased from \$100.00 to \$120.00. Carty said we have never looked for other providers and compared costs. Costello said he wouldn’t mind splitting the increase with them because he thinks it is the best money they have ever spent. Dreher suggested they look into other companies to see what they offer. Carty said that in all fairness, they have not requested in several years. Costello suggested offering them \$24,000.00 and \$110.00 an hour. It was agreed that Costello would try to negotiate the cost and look at other companies. Carty made a motion to table, allowing Costello and Orman to negotiate the contract and to look at other companies, seconded by Dreher.
- e) Health Insurance. Carty said that at the last meeting he suggested that Forrest Sherer offer some options to help decrease the costs the county pays for insurance. Jackie Pentell had worked up several scenarios where the cost is decreased for the employer and increased for the employee. He said she went to the trouble to prepare the information and felt that they should discuss it. The first step has a potential to save \$80,000.00 and it goes all the way up to \$242,000.00 in savings. One option would leave the employee paying 8% but would increase spouse and dependents from 9% to 15%. Costello asked that copies be sent to everyone in the next month’s packet. Costello said the Commissioners should be the ones to review it as well and Darnell agreed.
- f) Misdemeanant Fund. Phelps said the council approved \$3,650.00 for Hamilton Center last year but they just now sent an invoice for it. He asked if he had to go through the process again to appropriate the money and Darnell said yes he did. He will submit a request for the May meeting.

Adjournment. Having no further business to come before the Council, the motion to adjourn at 7:35 p.m. was made by McLain, seconded by Costello

AYE

NAY

Michael Costello, President

Jill Wesch, Vice-President

Randy Dreher

Michael Carty

William Brent Bush

Jim McLain

Basil Ave

ATTEST:

Phyllis Orman, Auditor