

Vermillion County Commissioners

Meeting Minutes

February 20, 2018

8:15a.m.

Commissioner's Courtroom, 2nd Floor, Courthouse

- I. Call to Order. North Vermillion Senior Katie Grube assisted the Commissioners in calling the meeting to order.
- II. Pledge Allegiance to the Flag.
- III. Roll Call. Members present were President Tim Wilson, Harry Crossley, Tim Yocum, Auditor Amy Tolbert, First Deputy Auditor Stephanie Simpson and County Attorney Jon Spurr.
- IV. Approval of Minutes. A motion was made by Crossley and seconded by Yocum to approve the minutes from the February 6, 2018 meeting. All in favor, motion carried.
- V. Approval of Claims and Payroll. A motion was made by Crossley and seconded by Wilson to approve the claims and payroll for February 23, 2018. All in favor, motion carried.
- VI. Open Issues
 - a. Vermillion Rise. Bob Grewe gave the Commissioners an update on Vermillion Rise. Grewe presented a report to the Commissioners on the Vermillion Rise outstanding debt. The report includes the mortgage to the U.S. Army for the Vermillion Rise property. Terms of the debt are no interest, annual payment made in October of each year. Payment based on 30% of agricultural revenues and 10% of tenant lease revenue, 30% of any land sale proceeds. And if paid by 10/1/18 a credit of \$250,000.00. The original balance was \$3,000,000.00 secured by property. The report also listed debt from the Economic Development Commission for infrastructure improvements, bonds for sewer improvements, with a payment in the amount of \$3,333.33 each month, Tax Increment Revenue Bonds (sewer project) interest rate is 4.00%, payment is due November 15th of each year, and CoBank – Water Project. The interest rate is variable; the most recent rate is 4.32%. Current terms call for payoff by 07/31/2018. The Bank has indicated this may be modified based on potential land sale. Also, 1,500,000.00 from the Vermillion County Commissioners to help finance the shell building constructed at Vermillion Rise, repayment due upon repayment of Note Receivable by Developer. The total outstanding debt is \$6,625,750.89.

Yocum asked if former Vermillion Rise Director Bill Laubernds is still on the payroll, and Grewe said he has spoken with Laubernds a few times and he has provided information to him, but he is not currently employed by Vermillion Rise.

Crossley asked about changing operators at the plant. Grewe said that Cindy Wilson is now the operator for water and sewer.

There was discussion on providing chlorinated water to the Vermillion County Jail. Grewe said there was chlorinated water to the gate they just needed to figure out how to get it across the road to the jail. The Commissioners, Sheriff Mike Phelps and Grewe agreed to meet at a later date to discuss this matter.

Prosecutor Bruce Aukerman asked why Southern Power was now looking into locating outside Vermillion Rise, and Grewe said that reaching an agreement within the park was more complicated because Vermillion Rise is the land owner and would also be providing utilities to the company. Surveyor Jared Dreher

suggested that Vermillion Rise didn't want to give up property to gain jobs.

Grewe stated he didn't think that was the case. Grewe said that the negotiations took place under a confidentiality agreement, and he could not go into details.

Aukerman asked if Vermillion Rise had enough water capacity to serve a company like Southern Power, and Grewe said that it would require some improvements to the wells and pumps in order to do so. Les Zimmerman asked about the tax implications of Southern Power locating either inside Vermillion Rise or elsewhere in the county. Wilson said the commissioners have contacted Larry DeBoer from Purdue to address some of those questions and to make sure they understand what the implications will be.

Attorney Don Darnell asked Grewe if Vermillion Rise generates monthly financial statements, Grewe said yes. Darnell asked if the Commissioners could receive a copy of the monthly financial statements, Grewe said yes they could.

- b. Walking Trail. Les Zimmerman updated the Commissioners on the Vermillion Trails Alliance. Zimmerman stated that the Vermillion Trails Alliance has received its 501c3 status. Zimmerman also stated that an open house is being planned at the Vermillion County Fairgrounds on March 20th to present information to the public on the plans for walking trails. Zimmerman also asked the commissioners for authorization to begin construction on the trail head near County Road 150 South, contingent on the park board being approved for funding to maintain the trail property. A motion was made by Crossley and seconded by Yocum to begin construction on the trail head contingent on the park board being approved for funding to maintain the trail property. All in favor, motion carried.
- c. Courthouse Security Ordinance. A motion was made by Crossley and seconded by Wilson to table the Courthouse Security Ordinance. All in favor, motion carried.
- d. Southern Power – Economic Development Agreement. Economic Development Executive Director Dylan Riggen said the Economic Development Commission approved the revised agreement with Southern Power at their last meeting. There was discussion on tabling the agreement until it has been approved by the Vermillion County Council. A motion was made by Crossley and seconded by Wilson to table the agreement. All in favor, motion carried.
- e. Southern Power – Waterline Right-of-Way. A motion was made by Crossley and seconded by Wilson to table the waterline right-of-way. All in favor, motion carried.
- f. County Wide Cleanup Day. The Commissioners discussed having a county wide clean up day. There is a Solid Waste Management meeting following the Commissioners meeting and they will be discussing and finalizing plans for a county wide cleanup day.
- g. Littering. Yocum asked about a county littering ordinance. Spurr said there is a state statute, but the main issue is catching someone. Sheriff Mike Phelps explained that officers can only cite someone for littering if they witness the activity, or if there is a witness who reports it. Prosecutor Bruce Aukerman added that there have been instances where trash has been found that included mail with someone's name on it, but that person had paid someone to haul away their trash, and the individuals hauling the trash had opted to dump it rather than take it somewhere that they would have had to pay to dispose of it. Spurr said he would email the commissioners the state statute to review.
- h. Community Crossing Grant – Grant Writer. Yocum discussed paying Melissa Wible \$25.00 per hour for grant writing work on the Community Crossings Grant.

Wilson asked about how many hours that would be. Yocum stated he was not sure. Tolbert said that many grant writers are only paid if grants are received, and asked if this would be the case with Wible. Yocum said he would find out the details before a request is presented to the Vermillion County Council.

- i. Redevelopment Commission Appointment. Yocum stated me would like to appoint Kelli Hill to the Redevelopment Commission. A motion was made by Yocum and seconded by Crossley to appoint Kelli Hill to the Redevelopment Commission. All in favor, motion carried.

Tolbert told the Commissioners that North Vermillion Community School Superintendent Dan Nelson made a recommendation for school board member Bill Fulton to be the non-voting advisory member of the Redevelopment Commission. A motion was made by Crossley and seconded by Yocum to appoint North Vermillion Community School Board member Bill Fulton to the Redevelopment Commission as the non-voting advisory member. All in favor, motion carried.

- j. Health Insurance. Council member Ashley James stated the Insurance Committee has been discussing the upcoming renewal and they would have more information closer to the renewal in May.

VII. New Business

- a. Easement NE of SR36 and SR63 – Reginald Robinson stated he wants an easement to go along side of the county road next to his property to run electricity to his property. He is asking for the Commissioner's approval and some documentation to give Duke Energy for right-of-way. A motion was made by Crossley and seconded by Yocum to have Spurr prepare a Resolution for the right-of-way. All in favor, motion carried.
- b. Courthouse Safety Issue – Center of Courthouse Ledge. The Commissioners discussed putting a barrier around the center opening of the courthouse due to finding footprints on the ledge. Maintenance Supervisor Terry Carrera said he is waiting on a quote for the barrier.
- c. Caterpillar lease. Crossley stated they are leasing two Caterpillar loaders at a cost of \$17,200.00 each. This will be paid from the county highway department's lease budget.
- d. Bids for County Equipment. Crossley stated they will be taking bids for county highway items they are getting rid of. The sealed bids are due in the Auditor's office by March 19, 2018 and will be opened March 20, 2018.
- e. Funding Updates to the Jail. The Commissioners discussed going to the Council to have \$1,000,000.00 set aside for the updates that are going to need done at the Vermillion County Jail. James said she agreed they need to set aside money to fund the updates that will need to be done at the jail. A motion was made by Yocum and seconded by Crossley to ask the Council to set aside \$1,000,000.00 for the jail updates and expansion. All in favor, motion carried.
- f. Illiana EMS. Eric Shaughnessy gave the Commissioners an update. He stated they are going to be setting up a class at the South Vermillion High School for instructors in teenage suicide and suicide prevention.

- VIII. Adjourn. A motion was made by Crossley and seconded by Wilson to adjourn. All in favor, motion carried.

Read in full and approved by the Vermillion County Commissioners on the 6th day of March, 2018.

Tim Wilson

Harry Crossley

Tim Yocum

Attest: _____
Amy Tolbert, Auditor