

## Vermillion County Commissioners

### Meeting Minutes

February 18, 2020

8:15a.m.

Commissioner's Courtroom, 2<sup>nd</sup> Floor, Courthouse

- I. **Call to Order.** The Commissioner's convened in a regular meeting on February 18, 2020 at 8:15 a.m. in the Commissioner's Courtroom. South Vermillion Senior Hunter Marple called 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. **Moment of Silence.** Wilson called a moment of silence for Lavonna Mattick former Clerk and Councilwoman for Vermillion County.
- V. **Approval of Minutes.** A motion was made by Crossley and seconded by Yocum to approve the minutes from the February 4, 2020 meeting. All in favor, motion carried.
- VI. **Approval of Claims.** A motion was made by Crossley and seconded by Yocum to approve the claims for February 21, 2020. All in favor, motion carried.
- VII. **Approval of Payroll.** A motion was made by Crossley and seconded by Yocum to approve the payroll for February 21, 2020. All in favor, motion carried.
- VIII. **Treasurer's Report.** Wilson acknowledged receipt of the Treasurer's Report.
- IX. **Open Issues**
  - a. **Vermillion Rise.** Executive Director Bob Grewe said he wanted to discuss engaging the services of a commercial realtor. Grewe said at the last meeting he was asked what Garmong is doing to market the shell building. Grewe handed out a pamphlet that Garmong distributes quarterly to industrial realtors and site selectors. Grewe said it was also brought out at the last meeting that the link to our property on Garmong's website was not working properly, he said it is now. Grewe stated that Vermillion County loaned Vermillion Rise \$1,500,000 for 10 years at no interest to help finance the shell building. He said over that ten-year period, Vermillion Rise will pay an estimated \$1,065,340 for the shell building carrying cost. Grewe stated it is in the best interest of Vermillion County and Vermillion Rise for the building to sell as soon as possible. Yocum asked Grewe if he has talked to Dan Zuerner about this, and Grewe said yes. Yocum asked if he has agreed to do it, Grewe said yes, he's okay with it. Grewe said we would have to have a side agreement with them that we would pay the commission. Yocum said you've had a discussion with them and there okay with it. Crossley said it's not getting sold the way it is. Wilson asked if they wanted to make a motion to sign the agreement to allow Vermillion Rise to hire a commercial realtor. Crossley said it's not costing us anything. Yocum said you talk about our investment versus the building itself, he said it's on the market for \$3.2 million dollars or something like that. Grewe said \$3.65 million. Yocum said if you want investment from us, we need to know value. Grewe said were not asking for any more money, were just asking for a little more time to pay the \$200,000 if the building sells. Grewe said in terms of price when they talked to Garmong with the price of steel now, they feel the building should be extremely cost competitive now. Yocum said he wanted to give it some thought. A motion was made by Yocum and seconded by Crossley to table the request to list the shell building with a commercial realtor until their next meeting. All in favor, motion carried.

- b. **VTA (Vermillion Trails Alliance).** Les Zimmerman from Vermillion Trails Alliance said there is nothing to report at this time, they are still waiting for the weather to break.
- c. **Jail Renovation/Expansion.** Wilson said there is nothing on the jail today, he said they got their setbacks approved and are waiting for the jail committee to meet again.
- d. **Handbook.** Spurr said he is waiting to hear back from Scott Craig on his changes and then they will get the committee back together to discuss it.
- e. **Courthouse Phone System.** Paul Fouts from EAS Technology said he's got some information over to Spurr and then we need to get together to get the RFQ (Request for quotes) finalized. Yocum asked if EAS is wanting to bid on the phone system, Fouts said he believes EAS is wanting an opportunity to bid. Spurr asked the commissioners if they want to bid that, or request quotes, or do some other process because there are different rules, if you bid it you are awarding the cheapest bidder that can competently do the job, if you want to do a quotation process there is leeway to interview various people and you are not necessarily tied to the lowest price, you can look at things like reputation and quality. Yocum said he thinks they should do a quote so we have some flexibility, Wilson agreed.  
A motion was made by Yocum and seconded by Wilson to request quotes for the new phone system. All in favor, motion carried.
- f. **IT Refresh – Purchase Policy / Ordinance.** Fouts said he gave it to Spurr to look at. Spurr said he would try to have it ready for the next meeting.
- g. **FEMA/MVH Grant.** Mark O'Heir, EOC Director, said there are no changes since the last meeting.
- h. **Contract with Historical Society.** Spurr said he is working on getting the information needed to finish the contract.
- i. **Highway Engineer.** No comments.
- j. **Ambulance Service Contract.** Wilson said there is a joint meeting tonight concerning the ambulance service contract. Wilson said do we want to go ahead and ask for an additional for the ambulance contract, he said it doesn't mean we will get it, it will be up to the Council. Yocum said he had no problem with that. A motion was made by Wilson and seconded by Yocum to request an additional for the ambulance service contract. All in favor, motion carried.
- k. **County Property Lease Agreement.** Spurr said you guys told me to do a five-year lease for next year. Wilson said so we are going to a five-year lease. Spurr said that's what you guys told me to do, so we have some time before then to get it ready.
- l. **Gate on North Side of Vermillion Rise.** Yocum stated that he didn't know it was open or closed. Someone said it is half closed and someone put purple paint, that might have been there before, on the post. Yocum said it's supposed to be open but he said were not going to take it down. He said if there are problems then we will close it.
- m. **E911 Signs – Ordinance.** Spurr stated that he gave the Commissioners a rough draft copy of the ordinance at their last meeting. Tolbert stated that the ordinance has been advertised two times. A motion was made by Wilson and seconded by Crossley to approve the ordinance for E911 Signs. All in favor, motion carried.
- n. **Community Crossings Grant.** Yocum reported that the paperwork for the Community Crossings Grant has been submitted. He said they applied for \$1.3 million dollars this year for our county roads.

- o. Bridge 122.** Yocum stated that Bridge 122 got funded, \$694,000 from the state and it is about three years out before it happens.
- p. ResCare.** Spurr said ResCare called him about the ordinance but they hadn't heard about the contract yet and so their legal is going to go back and talk to the owner about doing a contract with us. Spurr said he sent the Commissioners the rough draft but he's hasn't sent it them yet.

**X. New Business**

- a. Joink – Road Cut Permits.** Wilson said they are wanting one location to buy permits in the county. Wilson said to contact the small towns, and the City of Clinton to see if they would be interested in allowing us to collect their fee for them where they could come to one location to buy permits. Spurr said we would have to have a memorandum of understanding with each town. Wilson acknowledged the three road cut permits from Joink.
- b. IOCRA Grant Contracts.** Kristy Jerrell from Jerrell Consulting stated that she is pleased to announce on February 3<sup>rd</sup> that the Indiana Office of Community & Rural Affairs (IOCRA), which is ran by the Lieutenant Governor's Office, awarded Vermillion County \$50,000 for a County-wide Comprehensive Planning Study. Wilson signed the contracts and Jerrell said the next step is to have the contract signed by the grant administration and then they can get started with HWC with the planning process.
- c. Newport Chemical Depot Reuse Authority & Pipestone - Zoning Change.** There was considerable discussion on this zoning change. The Commissioners received an unfavorable recommendation from the Vermillion County Area Plan Commission. Yocum said he has a few questions for the Rise Board members, he said this is going to bring in roughly 20 jobs and do you see this as a positive impact to Vermillion Rise. Grewe said we see it as a viable opportunity and the location on the west side of the park we think is suitable. Tom Milligan said he was there when they originally zoned the property, there was interest in turning the place into a facility like Fair Oaks, we were looking at a big developer to be able to bring big industrial sites into the park. Here's an opportunity to bring 20 people at \$40,000 a year salary. Milligan said can we turn that down 20 jobs at \$40,000 a year, the total package is \$63,000 a job, \$1.43 million dollars in payroll, a \$19 million dollar investment. Milligan said we have several small businesses at the Rise and here is another opportunity to bring more jobs. This is what you have appointment us to do, as a Reuse Authority member we are appointed to bring jobs and investments to the commissioners for approval. Yocum asked Milligan that has a board to you think you are acting on the best behalf of the county? Milligan said absolutely. Yocum asked Milligan if they contacted everyone involved. Wade Harrison from The Equity Group said he thinks you are putting the cart before the horse, he said what this is about is the appropriate use of the 50 acres that is part of Vermillion Rise, he said it's zoned industrial right now, but this is agricultural land that has not been developed. Yocum said he called Dan Zuerner from Garmond, owner of the shell building, and asked him if he knew about the rezoning for a confined feeding operation. Yocum read a letter from Zuerner that stated no one had contacted him about the confined feeding operation and he stated it would be detrimental to the development of our collaborative to date. Yocum said he has a problem when he contacts the major owners of the shell building and they say no one has even talked to be about this. Yocum said, so, would we be acting in the best behalf of Vermillion County by bringing a hog operation, would we make this new building

a great place to work and everyone's going to want to work there? I don't think it is, and I question you as board members why didn't you contact them and talk to them directly. They have a major stake in this, we have a major stake in this. That's why I asked you several times if you have talked to the major players. Grewe said were in negotiations with dozens of companies and we don't pick up the phone and call Dan Zuerner every time we're talking about developing a project. Grewe said, that the 50 acres is almost four miles from the shell building. Grewe said maybe I should have mentioned it to him, I have mentioned other projects we have worked with, I've mentioned the combined cycle gas turbine, that's a big industrial project. Grewe said his personal opinion is the hog operation is benign compared to the big industrial projects that we're looking to approve. Someone asked if Dan Zuerner has seen a new hog operation because it's different than it was twenty years ago. Yocum asked if the zoning board voted 4 to 1 with an unfavorable recommendation for the zoning change.

There was considerable discussion on the zoning change. Several people spoke against the zoning change.

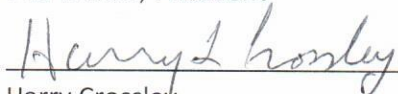
A motion was made by Yocum and seconded by Crossley to not allow the zoning change. Yocum and Crossley voted yes, and Wilson voted no. Motion carried.

- d. **CASA Volunteers.** Before the meeting this request was moved to the March 3, 2020.
- e. **Border Bridge – Bridge 80.** Kevin Loiselle with Clark Dietz presented a Border Bridge Agreement for Bridge 80 that borders Vermillion County Illinois. The purpose of the agreement is to define the maintenance, jurisdiction, inspection, reporting, and financial responsibility for structures located on the state line with Vermillion County, Indiana and Vermillion County, Illinois. A motion was made by Crossley and seconded by Yocum to sign the agreement. All in favor, motion carried.
- f. **Bridge 122.** Yocum asked about Bridge 122. Loiselle said the next step would be to advertise for a consulting engineer. INDOT will let the construction contract. Yocum asked when they would need the money and Loiselle said 2024 he believes. Yocum said it's still a way out before we need the money.
- g. **Larry Langley.** Langley said he is a sub-contractor for a contractor that the county hired to do some work for the county. He is suggesting that the Commissioners have the contractors sign an affidavit stating they have paid all sub-contractors before the final payment is made to the contractor. The Commissioners said they would look into it.

- XI. **Adjourn.** A motion was made by Crossley and seconded by Yocum to adjourn. All in favor, motion carried.

Read in full and approved by the Vermillion County Commissioners on the 3rd day of March, 2020.

  
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Tim Wilson, President

  
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Harry Crossley

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Tim Yocum

Attest: Amy J. Tolbert  
Amy Tolbert, Auditor