

WARRICK COUNTY COUNCIL MEETING
COMMISSIONERS MEETING ROOM
107 W. Locust Street
Boonville, Indiana
April 7, 2022
6:00 PM

The Warrick County Council met in regular session in the Warrick County Courthouse, 107 W. Locust Street, Boonville, Indiana.

Attorney Matthew Koresel and Administrator Krystal Powless were in attendance.

Auditor Debbie Stevens and Secretary Kristine Georges attended and recorded the minutes.

Council President, Greg Richmond, called the meeting to order at 6:00 PM.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

Greg Richmond: Roll Call of members.

Krystal Powless: Ron Bacon?

Ron Bacon: Here.

Krystal Powless: David Hachmeister?

David Hachmeister: Here.

Krystal Powless: Ted Metzger?

Ted Metzger: Present.

Krystal Powless: Brad Overton?

Brad Overton: Here.

Krystal Powless: Richard Reid?

Richard Reid: Present.

Krystal Powless: Greg Richmond?

Greg Richmond: Here.

Krystal Powless: Chris Whetstine?

Chris Whetstine: Here.

TABLED ITEMS/NEW BUSINESS
APPROVAL OF MINUTES
FEBRUARY 15, 2022 AND MARCH 3, 2022

Councilman Greg Richmond: Tabled Items, Regular Meeting Minutes, February 15th. First of all, did anybody find anything?

Krystal Powless: Greg, I did want to say, you might want to say that somebody's filling in for Cliff tonight.

Councilman Greg Richmond: Okay.

Krystal Powless: And let him state his name.

Councilman Greg Richmond: And what's your name?

Matt Koresel: Matt Koresel. Good evening, everyone.

Councilman Greg Richmond: Thank you.

Matt Koresel: Thanks for having me.

Councilman Greg Richmond: Okay, in the February 15th minutes, I did not find any errors. We'll do both these together. Then the March minutes from our last meeting, anybody find anything there? I found one (1) addition that, again, could have been left out by me, reading the amount. Page seven (7) in the second line, I was reading the

Business, Council Business, Additional Appropriation, claim approval for our attorney for legal services. And again this is a COVID relief expense. You should fill in the figure there, three thousand seventy-two dollars (\$3,072.00). Three-o-seven-two (\$3,072.00). That's all the corrections I found.

Councilman David Hachmeister: Motion to approve both with that one (1) change.

Councilman Greg Richmond: I have a motion to approve the minutes of February 15 and the minutes of March 3 by David Hachmeister.

Councilman Ron Bacon: I'll second.

Councilman Greg Richmond: Ron Bacon seconds. Any further discussion? All those in favor? Seven, zero (7-0).

THANK YOU FROM THE WARRICK COUNTY 4-H AMBASSADORS

Councilman Greg Richmond: I have a thank you note before I forget it. This comes from the Warrick County 4-H Ambassadors. They signed their names on here. Let's see, Annabelle Fox, Cody Sussex, Evelyn Stallings, Abigail Stallings, Joe Moesner, Maggie Barr, Olivia Barr. "Dear Councilman, Thank you for your continued support of Warrick County 4-H. It's because of your support every kid in our program are able to grow as a leader and not only 4-H, but in every aspect of their lives. Because of your continued support, even through these troubling times, Warrick County has many kids who are excited to go on many trips this summer which is a huge, in huge part because of you." Sincerely, Warrick County 4-H Ambassadors. You need this for record."

Kristine Georges: Yes, thank you.

ECONOMIC DEVELOPMENT BUSINESS

TAX PHASE-IN

RUSTIC HILLS I – RESOLUTION 2022-05

Councilman Greg Richmond: And, now item number three (3) is Economic Development, Tax Phase-In, Confirming Resolution, Rustic Hills I and II. And I'm going to read it first and since it's already being introduced, when we get ready to call for the vote, all I need to do is call for the vote on this Resolution number. The number is?

Kristine Georges: 2022-05.

Councilman Greg Richmond: Okay. Warrick County Council Resolution 2022-05, a Resolution confirming the Declaration of an Economic Revitalization Area for real property and personal property, utility, distributable property, tax phase-in for Rustic Hills Solar II, LLC.

Krystal Powless: Whoa. Okay, you've got, there's two (2).

Herb Davis: There's two (2), there's two (2) of them.

Krystal Powless: And she, the one (1) she just labeled would have been...

Councilman Greg Richmond: Was that...

Krystal Powless: You want the other one (1) that says, it's the same word except, this is for one (1) that would be five (5). And this is the one (1) that would be two (2). So, you might wanna read it, again. See where it says, this one (1) would be six (6).

Councilman Greg Richmond: Okay. And the other one's five (5)?

Krystal Powless: And the other one's five (5), yeah.

Councilman Greg Richmond: Okay, sorry about that. They both look alike.

Krystal Powless: Yes, they do.

Councilman Greg Richmond: And then, I just read '06. I'm going to read '05. Warrick County Council Resolution 2022-05, Resolution confirming the Declaration of an Economic Revitalization Area for real property and personal property, utilities, distributive property, tax phase-in, Rustic Hills Solar, LLC.

Herb Davis: Good evening, Herb Davis. I'm the attorney for the Warrick County Economic Development Department and the Redevelopment Commission. And I'm standing in for Steve tonight because he's out of town with his mother who's having some health issues that they're going to resolve. Also with me tonight is Tom Fitzgerald. Tom is the Director of Development for Cleanera. And also with me tonight is Emma Adlam. She is a director for Baker Tilly. Both are available to answer any of your questions once I complete the short presentation at the start. So, the first thing I'm going to address this evening is the economic impacts of the solar project. First page of the solar presentation that Steve sent to all of you has some information that I first want to discuss.

Councilman Greg Richmond: It's the blue?

Herb Davis: Yeah.

Councilman Greg Richmond: This is what it looks like.

Herb Davis: So, the first item relates to economic output. And economic output is defined in the report by Baker Tilly as the gross output and is the sum of the intermediate inputs and final use. Another way to look at economic output is the value of goods and services sold in the economy. Solar's annual economic output, as specified in the Baker Tilly report is over fifteen million dollars (\$15,000,000.00) a year and provides a net benefit to Warrick County of over four hundred fifty million dollars (\$450,000,000.00) over the life of the project. From our perspective at Warrick County Economic Development, this is a potential game changer for Warrick County's economy. The next item that Baker Tilly addressed was value added. The best description I heard of value added was the value added is the annual increase in the size of Warrick County's economy. So, the way I look at it, it's similar to GDP, I guess. So, if Warrick County's economy increases, that's a value added for Warrick County. So, the Baker Tilly report addresses both value added for farms in that particular area, the 1600 acres that we're talking about, and also if you convert that farmland into solar. And the value added arising from the farms on an annual basis is five hundred eighty-eight thousand (\$588,000.00) and some change. The annual solar impact value added for those properties is a little bit in excess of nine million dollars (\$9,000,000.00). So, the net benefit to Warrick County's economy over the next thirty-five (35) years is a little bit north of two hundred ninety million dollars (\$290,000,000.00). The next item that's addressed in the Baker Tilly report is the construction impact. So, the economic output and the value added both address just what happens during the operational phase of the project. The construction impact was also addressed by Baker Tilly and they estimated the economic impact for Warrick County over the construction period, which should be somewhere in the twelve (12) to eighteen (18) month period of time, to be forty-three point one million dollars (\$43,100,000.00). That primarily rises from around three hundred (300) jobs at its high end to install the solar facility in Warrick County on those sixteen hundred (1,600) acres. From our perspective at Economic Development, this is probably one (1) of the largest construction impacts we've ever had in Warrick County. We've maybe have had some similar sized projects at ALCOA over the years. Kaiser's got a project that I think you guys addressed a few months back with us as well that was a couple hundred million dollars. So, we've had some similar, but, but that's one (1) of the larger ones Warrick County's ever had. And the other good thing about the construction impact is most of those jobs are higher paying jobs. So, it's construction jobs that usually demand a higher wage. The reason why we had Baker Tilly do an economic impact analysis was primarily to address some comments that were provided by Phil Springstun. So, he provided comments, I'm sure you guys have been able to read as well, to the Council. And we just had a couple comments about Phil Springstun's comments. So, the primary concern we had with his analysis was that his comparison was really not comparing apples to apples. What he compared in his, it was really a one (1) page report and then he had some data behind the one (1) page report. What he was comparing was the incremental tax revenue from the solar project and he was comparing that against the economic impact of farming. So, two (2) very different things. If you look at what we would see is a fair evaluation or a fair comparison would be compare the tax revenue against one (1) another, see which one (1) comes out on top. And also compare the economic output between farming and solar and see which one (1) comes out on top. So, the incremental tax revenue for farming, so, that's assuming that you leave the sixteen hundred (1,600) acres as farm ground and continue to do the same, there's no incremental taxes for that continuance. For tax revenues from the solar project, that's additional investment, Warrick County, and the incremental taxes over a twenty-five (25) year period would be a little bit excess of twenty-five million dollars (\$25,000,000.00). And then for the annual economic output comparison, Baker Tilly's numbers was lower. I think Baker Tilly's number was around one point three million (\$1,300,000.00). But, we went ahead and used Phil Springstun's number to do the comparison. He came up with two point four-four million (\$2,440,000.00) of annual impact resulting from the farming operations and the Baker Tilly report evaluates that at fifteen point five million (\$15,500,000.00) annually. So, we believe these numbers strongly support granting tax phase-in for the solar project. The other comments we wanted to address tonight was, was related to a letter that Farm Bureau submitted to this Council. And Farm Bureau's primary concerns in our responses to them are as follows: so their first comment was tax phase-in should only be used when necessary to track proposed development. And we would say tax phase-in is necessary for this project because Cleanera, when they submitted their application for tax phase-in, said that tax abatement's necessary for this project to locate in Warrick County. The other thing I would say about that, is when you have solar projects, everyone we've heard about in Southern Indiana has been granted tax abatements. So, that's sort of the standard practice for solar projects citing. The next comment that Farm Bureau had was the project as locating where it is easier and less expensive to build and because of its proximity to the existing power grid. First off, we would agree with that. That's the reason why Cleanera/Rustic Hills decided to place their solar facility where it is. But, the other thing that they're leaving out there is more than thirty (30) years ago in the Warrick County Comprehensive Plan, they designated this area along State Road 61 as an area for industrial development in the future. Now, not a lot of that has happened in the last thirty (30) years. Alcoa is there and there's been new development at Alcoa, but the corridor that they mentioned in the comprehensive plan runs north three (3) or four (4) miles along State Road 61 and that's never developed industrially. And so, I think, I think the Area Plan Commission had a great idea with that. I think that's a great location for industrial development Warrick County in the future. It just hasn't happened yet. So, this is the start of that with this solar project. The other thing I would say is the Redevelopment Commission recently set up a new Economic Development Area called the State Road 61 Economic Development Area. So, we have a TIF District in that same location and we plan on spending tax revenues back into that TIF District to make improvements. One (1) would be an industrial park that we've already started talking about. This, that area along (HWY) 61 is perfect for a new industrial park for Warrick County. It's got rail immediately adjacent to the property that we've been looking at. It's got power lines, got a transmission line. Many of the same reasons that Cleanera decided the site here are reasons why that would be a great place for an industrial park in Warrick County, you've got rail, you got power, you've got river south of there that's pretty close if you need river access. So, that's another reason why this is a good location for this project. Another comment that Farm Bureau made was that this land should be saved for higher valued industrial uses. Again this project will have one (1) of the largest single impacts in Warrick County history. And the economic impact analysis prepared by Baker Tilly confirms that with the numbers we've already discussed. The other thing I'd say about this project is what we're not asking this Council to do. So, even, even assuming, hope, hoping I guess is the correct word, that this Council adopts this Resolution tonight and grants tax abatement for this project, Cleanera/Rustic Hills still has many different hoops they have to jump through. And most of those hoops are laid out in Warrick County's Solar Ordinance. It lays out the different items they have to do, different approvals they have to obtain. And just a couple of those is they've got to obtain a special use permit. They've got to submit and get approved a decommissioning plan. And the great thing about the decommissioning plan is it requires an irrevocable letter of credit to be filed with the Area Planning Commission to support that Cleanera will pay for the decommissioning of the solar facility when it's done thirty-five (35) years from now. Couple other requirements, preliminary site review happens, and then final site plan for special

use, they also have to go through that process. So, all we're asking this Council to do tonight is determine whether tax phase-in is warranted for this project that will amount to spend them about three hundred million dollars (\$300,000,000) on the front end and then ongoing expenses and spend and revenue from it on an ongoing basis whether that justifies tax phase-in. Other boards and other governmental bodies in Warrick County will be deciding these other issues and those are still to come. So, this is really just the first step in the process. Some additional benefits or positive impacts from this project are both electricity production and economic development, future economic development in Warrick County. So, with regard to electricity production, we see this project as being crucial to the long term local power needs and supply in Warrick County. The project, when it's completed, will be able to generate two hundred (200) megawatts of power which is enough power to provide electricity for thirty-eight thousand (38,000) Hoosier homes. The other reason why electricity production is going to become more significant in this area in the next couple years is, CenterPoint and ALCOA are shutting down operations at some of the power plants over the next three (3) years. So AB Brown I and II are scheduled to go offline in the next three (3) years or go offline in the next three (3) years. Warrick IV, half of it is scheduled to go offline in the next three (3) years. And the same thing for Culley, Culley Unit 2. So, our region is going to need some replacement power and this renewable energy will satisfy that concern. The other benefit of having renewable or green energy is that air quality is an issue in Southwestern Indiana and production of electricity with solar amounts to zero (0) emissions. So, that's gonna help and not contributing to local pollution in Warrick County. With regard to the economic development benefits, Steve tells me that potential projects that are looking at Indiana and Warrick County in particular, consistently ask about renewable energy access when making location decisions. So, they'd like to buy some green power if they're if it's available and close to them. Additionally some current Warrick County companies have renewable goals and carbon neutral goals and this solar power will be able to help them achieve those goals. Again, we believe these items further support the approval tax phase-in for this important project. In summary, the local economic impact of the Rustic Hills Solar Project is undeniable. Rustic Hills will produce zero (0) emissions and does not contribute to local pollution. Rustic Hills Solar still has to obtain approval from many governmental bodies in Warrick County after tonight's hearing. And Rustic Hills Solar, when Steve scored it, scores and qualifies for tax phase-in in Warrick County per his calculations. And the Warrick County Development Department, the Economic Development Advisory Council, and the Redevelopment Commission all are strongly in favor of this project. Thank you.

Councilman Greg Richmond: I have a question. Given that this is going to be a life of thirty-five (35) years, at the end of thirty-five (35) years, is that ground gonna be able to go back to farming? Because you're not putting down pavement, you're not putting in buildings.

Herb Davis: It sure can. So, all they do, if I understand correctly, all they do when they put the, put the equipment in the ground is it's a stake that goes in the ground that can be pulled back up. And there's not a concrete foundation. So, when you, when you decommission the facility, you pull the stakes up, you remove the solar panels, and off you go. So, yeah, it should be ready to be used for farming or whatever other use is interested at that time.

Councilman Greg Richmond: I did recently read an article about, solar panels are being made now to produce even in the night time. Not as much as daytime, but due to convection because the cool air and the warm plates, something like that. Is that being considered for this? I notice you got dual...

Tom Fitzgerald: Yeah, my dad actually just sent me that. Tom Fitzgerald, Cleanera. But in response to your question about the panels generating at night, my father actually just sent me a link to that article yesterday. So, I think that is still relatively new science, but I'm hopeful that in the future it's something that's incorporated in the design of these projects if not these plans.

Councilman Greg Richmond: Thank you.

Herb Davis: They call that moon power? Any other questions.

Councilman David Hachmeister: Well, beside the point, you're taking that agricultural, but did read a couple articles as far as, I believe in Oregon they're integrating sheep in with the solar panels and also strip farming with the solar panels to keep it active.

Tom Fitzgerald: Can I address that?

Herb Davis: Sure.

Tom Fitzgerald: So the undergrowth of this particular site will be planted with pollinator friendly seed mix. And about fifty percent (50%) of the projects that Cleanera operates across the country, we graze sheep at currently to maintain the undergrowth there. Whether or not that will be employed here, I think, is still to be determined. But, it's something we're open to.

Councilman David Hachmeister: My question is, where did you come up with the fifteen and a half million dollar (\$15,500,000.00) economic, per year, economic impact for Warrick County?

Herb Davis: I'll let Emma answer that. She's the Baker Tilly representative.

Emma Adlam: Good evening. So, there are a couple components to that fifteen and a half million (\$15,500,000.00) versus the direct output which is the sales from the project, the project. But, then also, as you spend money in the economy to produce the solar, there's an indirect benefit as dollars are being invested in the economy.

Councilman David Hachmeister: So, it's all indirect.

Emma Adlam: So, it's direct and indirect combined equals the fifteen and a half million (\$15,500,000.00).

Herb Davis: Twelve and a half million (\$12,500,000.00) of the fifteen and a half (\$15,500,000.00) is direct benefit.

Emma Adlam: Yeah, and just under three million (\$3,000,000.00) is that indirect or induced benefit for the economic output.

Councilman Greg Richmond: Any other questions? Counsel? Now, I guess we'll allow for public comment. I've got some names here.

Herb Davis: Okay.

Councilman Greg Richmond: And then you can come back up and address any of these if you want to as we go on. First up is Dave Schnur.

Dave Schnur: Well, because...

Councilman Greg Richmond: Identify yourself please.

Dave Schnur: Dave Schnur. I live at 999 Highway 161, Boonville. I farm. I've farmed all my life. Family has farmed. I'm currently the President of the Warrick County Farm Bureau. And I've kind of had to rewrite my comments in my head in less than ten (10) minutes here. So, but, we did, Phil Springstun did put together the document that you have on the impact of farming an acre of ground and the other document that we sent is a reference to our State policy which first and foremost, we are in favor of personal property rights. And we don't intend, in any way intend to argue that the people living in the area that is affected by this project should not have the right to sell their ground or to use their ground for solar project. That's totally up to every individual that's affected and, and that's what Farm Bureau policy says. On the tax side of it though, we do feel that it is not appropriate that we use tax dollars of the residents of Warrick County to incentivize this project when we have acres of land that have been mined, and I think there are several reasons that, well, we have a county, I'm gonna say Ordinance. I'm not sure it's an Ordinance or just a policy suggestion or whatever that we look at reclaimed ground to put projects like this first before we try to take agricultural property, agricultural land out of production. And many of the, of the things, that they are proposing to do with construction of this almost lend itself to using to putting something like this in the in the reclaimed ground as opposed to on farmland. They, they can do things in reclaimed ground to make it more feasible than we can if we gotta try to put industry out there, housing out there. We don't have to build foundations. We don't have to lay pipelines that are affected by subsidence and so, on that we have problems with this reclaimed ground. And, and it seems like it would, there would be less problems putting a solar field in, in those areas in addition to the tax basis that it creates in that lower valued land is a benefit to the County. And we also feel that if you're, you, you've already basically made a decision by declaring a TIF District there, that this is going to be an industrial area. The State has, it's our understanding that the State has prescribed the assessed value of that ground is a maximum fifty-two hundred and fifty dollars (\$5,250.00) an acre for solar, a solar field. Housing, light industry, anything like that, would surely be appraised at a much higher value and be of more tax, more benefit to the County in terms of tax benefit than, than what the solar field would be in that area. Personal property, you know, I can't speak to that. I don't know what the value of the, of the equipment they're installing. I know that's, that's a consideration also. But, that property would be the same on, on a reclaimed acre as it is in the Dayville area so, from Farm Bureau's standpoint, I think it would be a much better location, I mean there's access to electric out there too and, and, and, and our, our opinion would be that if you want to offer tax incentives, those tax incentives would be much, make much more sense to encourage, to alleviate some of the increased costs by building on, on reclaimed site as opposed to the, the proposed site now. So, can I answer any questions or...?

Councilman Greg Richmond: Well, I'll add one (1) thing, we will still be getting the same taxes that ground's bringing right now. An abatement is only on the improvements. So, that, you know, that's just some information. And a lot of this is probably location, location, location.

Dave Schnur: What, what is the, I mean, if you're gonna get the same taxes, what's the benefit of putting it there?

Councilman Greg Richmond: Well, it's the improvements that will increase the value. It's just like you build a house...

Dave Schnur: I understand, okay, so, that's what I'm, that's what I'm arguing, that a solar field, I would argue that the housing and other industry or other things that you could put there would be of greater value than what a solar field would be. I, I don't have the dollars or the, the research to back that up. But, you still would have that, you would have that same situation if you put it in a, in a reclaimed area.

Councilman Greg Richmond: I understand that. We're talking about a three hundred million dollar (\$300,000,000.00) investment here, which is substantial.

Councilman David Hachmeister: Well, it's still going to be a three hundred million dollar (\$300,000,000.00) investment, or as far as, supposedly no matter where it's put. That part will be the same.

Councilman Greg Richmond: Yeah.

Dave Schnur: That's what our argument is. There's better places in the County to put it.

Councilman Greg Richmond: What I'm doing is talking to you about putting houses in there or putting another industry in there you probably wouldn't get three hundred million (\$300,000,000.00) out of it.

Dave Schnur: Well, you may be right. I don't know.

Councilman Greg Richmond: This is just me thinking off the top of my head.

Dave Schnur: If the, the, if the, if what ALCOA's been, been throwing around there, and I don't, this is just rumor that I've heard, if they do what they're talking about putting another line in or whatever, you don't think that would be three hundred million dollars (\$300,000,000.00) of investment?

Councilman Greg Richmond: They've already, what was it? A hundred and eighty (\$180,000,000.00)?

Herb Davis: A couple hundred million. (Inaudible).

Councilman Greg Richmond: Okay.

Herb Davis: Yeah. Something like that.

Councilman Greg Richmond: Cause we've already given the abatement for that. That, it's now Kaiser. I get them mixed up all the time.

Dave Schnur: Okay.

Councilman Greg Richmond: And it's a big area.

Dave Schnur: And I drive by.

Councilman Greg Richmond: It will always be ALCOA. It's been ALCOA for what, sixty-five (65) years?

Dave Schnur: I appreciate your time.

Councilman Greg Richmond: Thank you.

Councilman Ted Metzger: Thank you.

Councilman Greg Richmond: Appreciate your information. Gary do you have anything to add?

Gary Michel: Gary Michel, 1588 Houston Road, Boonville, Indiana. Past president and Councilman Hachmeister asked a question in the February meeting about this being a revitalization project. And I still don't, I agree with him. I don't see this being a revitalization project and in support of, of Mr. Schnur, that the petition said that this was necessary, the tax abatement was necessary to put this in. Well, you can always check the check box that says, yes, this is necessary to put in, but basically with economic impact of the difference between Southern Indiana and Central and Northern Indiana, it's a lot more cost effective to, to put the solar in Southern Indiana. And so, my opinion is, is the solar's still going to come in the way that the national and push for solar is still going to come in anyway and we don't need tax abatements. They may need tax abatements to put it on the marginal land and to utilize our land more effectively. So. Thank you.

Councilman David Hachmeister: Well, you're correct. Where the tax abatements or phase-ins were originally established out of the northeast. Those were brownfield areas to try to get people to build on areas that didn't have a thing going for them. Instead of taking a valuable piece of property up. That's the reason phase-ins were started.

Councilman Greg Richmond: And let's see, Mike Moesner, do you have anything to add?

Mike Moesner: Mike Moesner, my address is 10277 East State Road 68. I live up by Dale. But, I've been involved in Warrick County all my life. I don't wanna go home over, rehash everything that we've already said, but just a couple of things. The tax abatement, again, I support tax abatement in regard to trying to lure businesses in. But, to me, the place that it ought to be used is like the reclaimed land that we have. We have thousands of acres of reclaimed land here that's been sitting out there and not, not getting much out of. So, I'd be very much in support of solar. In fact, I have solar on my own house that's, for several years now. The other thing is the three hundred million dollar (\$300,000,000.00) investment, a lot of that investment is they're buying solar panels, but they aren't being bought in Warrick County. They're bought from someplace else. And the agricultural value of the land, most of those inputs are, are local and rotated and continue to multiply. So, I understand it's a major investment here but that's again, taking prime farmland out of production for thirty-five (35) years. Thirty-five (35) years from now, how many people's going to be in the world we've got to feed. Thank you.

Councilman Greg Richmond: Also on the same issue, Shari.

Shari Sherman: Shari Sherman, Warrick County Chamber of Commerce, and I know a lot has been said I just kind of wanna hopefully bring some of this up. You know, the local impact is certainly undeniable of what it can do. This provides renewable energy to Warrick County and it helps attract 21st Century jobs and future power supply. Rustic Hills will produce zero (0) emission renewable power, no noise, no smell, and not contribute to local pollution. Private property owners in Warrick County are choosing to lease or sell this property. And this project clearly does qualify for tax phase-in based on what the Warrick County standards have been in the past. And, you know, from Warrick County Chamber, we do recommend that you approve the abatement for the eight (8) and nine (9) year abatement for this project. Any questions? I'll leave it (inaudible). Thanks.

Councilman Greg Richmond: Thank you. Open discussion amongst the Council. Questions or anything?

Councilman Chris Whetstine: Greg, I guess I do. I'm, just some comments. I'll say that, you know, I understand and I appreciate everyone's concern. Listening to this and what I have for the past few months, I see this as a decision between the buyer and the seller as to which ground the buyer chooses to buy and if they can find a seller to sell it. I certainly wouldn't want to tell parents that, well, that their good looking children can't get married until their ugly children get married. You know? And so, I know we have other ground that, you know, could possibly be used. I see

this is just one (1) simple issue which is, does Rustic Hills meet the County's guidelines for tax phase-in. I see nothing else, just that. Do they meet the guidelines? And it seems to me that it's been well established that they do meet those guidelines and unless, someone correct me if they don't. But, I think it's been pretty well established they do and I think that's really the only issue at hand. That's just, that's it.

Councilman Greg Richmond: Anybody else?

Councilman David Hachmeister: Well, it meets the, I guess raises the score up because the amount of the project. But, the reason to that, as far as Economic Development was creating jobs. and creating two (2) to four (4) jobs as far as reported, I don't see whether it's worthy of a phase-in in my eyes.

Councilman Chris Whetstine: But, David, are you saying it does not meet the guidelines that the County established?

Councilman David Hachmeister: What did I say? My eyes.

Councilman Chris Whetstine: Okay.

Councilman David Hachmeister: And that's what it was for.

Councilman Greg Richmond: Ron?

Councilman Ron Bacon: I wanna make a comment about farm ground and I appreciate what the gentlemen have come up and told us about the farm ground. But, what I did look up, the amount of agriculture ground that is being farmed in Warrick County, and the last, when they came up from the USDA government, was one (1) in 2017. It's done every five (5) years. So, that 2022 is not available yet. So, but in 2017, Warrick County had a hundred and five thousand two hundred fifty-two (105,252) acres of ground for farming. And that was an increase of six percent (6%). So, that was from 2012 to 2017. So, even though we in Warrick County have had a lot of development as far as housing and, and other industry, the farm, the amount of ground being farmed in Warrick County from 2017, from 2012, excuse me, to 2017 increased by six percent (6%). So, we're not, in my opinion, I mean looking at the numbers that were taken out of farming circulation now is only of that number. And I'm using the 2017 numbers, it's taking out one point five percent (1.5%). Using those numbers, but I really feel there probably more than that, that, acres that are under tillage right now. So, but, we don't have those numbers. So, that's just the comment I wanted to make. I wanted to find out how many acres were being farmed in Warrick County. And I was a little bit surprised that, with what development we have had, that there was an increase over that five (5) year period. So, just a comment.

Councilman Greg Richmond: Thank you.

Dave Schnur: Can I comment on that?

Councilman Greg Richmond: Yes, do you have any further?

Dave Schnur: Just real quick. With this TIF District, you've proposed, you put eleven thousand (11,000) acres, much of which is prime farm ground into a TIF District with the intention of developing that ground, taking it away from agriculture. I don't know what the number would be if you divide, if you divide eleven thousand (11,000) acres by that totally. You're talking about another three (3%) or four percent (4%) or whatever, that you're going to take.

Councilman Ron Bacon: A total of about, if using these numbers, it would be about ten percent (10%). Cause it's about a hundred and five thousand (105,000), taking out eleven thousand (11,000).

Dave Schnur: Well, I mean, so, so with this proposed TIF, TIF District, you've proposed taking another eleven thousand (11,000) acres of Warrick County farm ground and I know that's not, the whole TIF District is not farm ground. But, whatever that is, it's a high percentage that is that you proposed taking out of agricultural production to put into, into some kind of Economic Development Project. So, and I would, I mean, I live on Epworth Road. I know what Epworth Road has done. I farm Epworth Road, along Epworth Road and I know what that's done since 2017. So, you know, that, that is a four (4) year old number and, and with your proposed TIF District, you're talking about taking a lot more ground out. So, just a comment.

Councilman Greg Richmond: If not, are we ready for the reading?

Herb Davis: Would you like to hear responses for me or you guys ready to proceed?

Councilman Greg Richmond: You may.

Herb Davis: Okay. I'll be brief. Sorry. Herb Davis, again. A couple comments in response to some of the comments. First as to Dave Schnur's comments. The owners of this sixteen hundred (1,600) acres of land have decided it's in their best interest to sell or lease this land to Cleaner. And I think everybody is in agreement that we shouldn't tell them whether they can sell or lease their land. So, they've decided that this is a good value for them. This is a good project for them. I agree with you, we can't, we can't decide on where things are sited. But these property owners that own this land want this project to happen. And they see it as a benefit to them. As far as Dave's comment about, don't use tax dollars to incentivize a project like this on farm ground, the County's already decided more than thirty (30) years ago that this is a prime area for industrial development. That's what they did. That's what the Area Plan Commission did in the Comprehensive Plan thirty (30) years ago. So, we're really just trying to fulfill that promise from the Area Plan Commission. On the value of the land, the assessment for farm ground right now set by the State and that's twelve hundred and ninety dollars (\$1,290.00) an acre. And the assessment for a solar field is five thousand two hundred fifty (\$5,250.00). So, Warrick County is also gonna get the benefit of the increased taxes on the land as you take it from farm ground to the solar fields. Gary Michel made a comment and Mr. Hachmeister

chimed in on it as well about whether this satisfies the criteria for an Economic Revitalization Area. And the relevant Statute is Indiana Code 6-1.1-12.1-1, in particular, that's where the definition of Economic Revitalization Area is and it's defined as follows: means an area which is within the corporate limits, and I'm going to leave out the part that doesn't apply to cities and towns and things like that, means an area which is within the corporate limits of a county which is become undesirable for or impossible of normal development in occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. Again, I go back to Warrick County's Comprehensive Plan adopted thirty (30) years ago. They've already said and designated this area as an area for industrial development. We have had a lack of development in that area these last thirty (30) years. We've got ALCOA and Kaiser and that's about it. So, it was designated. The Redevelopment Commission wants to further that promise that they made and try to get this area to be industrial development. So, there was a lack of development. That lack of development supports that designation of an Economic Development Revitalization Area. As to comments from Mike, he made a comment about supporting tax abatements, but only under certain circumstances. Here's what I think their comments are effectively saying, he's assuming Cleanera will put this solar fields, sixteen hundred (1,600) acre solar field, somewhere else in Warrick County where somebody else would say, you should put it here because this ground has been mined at some point in time or this ground is like this and we can't use it for some other purpose, so you should put your solar field there. I have no idea if Cleanera would ever agree to put this somewhere else. But, I know what happens if they say they won't. They'll go to another county where they can get on flatter land that's closer to transmission lines and Warrick County loses out on the benefit of this substantial project. So, I mean, it's a valuable project. It's an important project for Warrick County. It's going to generate a lot of taxes and we see this as a substantial and great project for Warrick County. Thanks.

Councilman Greg Richmond: I'll have one (1) rebuttal. Want to be fair.

Gary Michel: I'm not an attorney like Mr. Davis is, but when he described revitalization, this didn't, he agreed with us that this is not a rev...not an area that needs revitalized. He said, it's still where it was and it's not run down and all this. It's still prime farm land. So, I can't see where it's revitalized. And I forgot my other thought already. But, basically, solar's going to go and I was on the Area Plan Commission thirty (30) years ago. And it, if we was intending on, the best of my memory which is not, not all that clear from thirty (30) years ago, but we was intending industrial like the ALCOA's and other things that's going to produce a lot of jobs and lot of development there where the solar area, it's only going to produce two (2) to four (4) jobs. It's not going to provide, the reason to attract people into work for, for the solar fields. So, basically, I can't see there. Basically, again, solar's going to come one (1) way or another in some way in Warrick County. So, basically, why not put it in land that we need to find better ways of, of developing it there. Thank you.

Councilman Greg Richmond: We ready for the reading?

Councilman Brad Overton: So, let me make one (1) comment then I'll let you do your reading. So, just to kind of, I always like to kind of give some context for why, you know, you may, what you all see my vote as here in a few moments. But, and I know you all made some comments about this meeting certain criteria and the certain scorecard, which I do agree. You know, those scorecards do meet the calculations and we have the recommendations from those groups. But, I think the biggest, as far as all of those scorecards in my opinion, is employment. And when we look at the number of people, I understand this will be a, you know, a very in-depth construction project initially for that first twelve (12) to eighteen (18) months, however it might take there. And I understand that, and I appreciate the construction work and construction industry. And we definitely need to have those, those projects employ. But, I think the biggest thing that, that bothers me or I have an issue with is the fact that we're, you know, we're using and I have no problem with if you're on private property and you want to use your private property for anything within legal means, then that's entirely up to you. But, as far as when the County steps in and we offer a tax phase-in, you know, I'm only seeing two (2) to four (4), and I understand the impact and the dollar impact, you know, that's going to occur not necessarily from employment. But, I also look at that and I'm, you know, I'm, you know, if I support this, I'd be supporting a project that's only going to bring maybe two (2) to four (4) jobs in a thirty-five (35) year period. Now, maybe there's extraneous growth that occurs because of that. I can't measure that. But, I know now that if someone comes up to me and they ask me, you know, why did I support that, or hey, you supported a project and gave a tax phase-in for something that's only going to employ four (4) people down the road, I'm really going to have a hard time and struggle with that answer back to somebody why the County is offering that. So, I mean, I just want to, I wanna put that out there as well. And I think my next point is, you know, when we were really kind of discussing looking at making that a TIF District and Revitalization Area, you know, I think one (1) thing that I, you know, I feel like I'm able to admit when I made a mistake or perhaps I've made a vote that I, you know, perhaps wish I wouldn't have made. And if I could go back and, you know, change that vote on the TIF District, I think that would be one (1) that I'd really have to go back and, and seriously reconsider. Because, I think when we look at the criteria that were specifically outlined, and I understand there's not been development that's projected to be long term economic development there. I understand that. But, I mean this property now, if you, if you wanted to put in a subdivision or lots, I mean, it's not going to take a whole lot other than raising that up probably out of a, you know, perhaps out of a flood plain. I don't know that it is a flood plain. But, some of that's kind of low. Sorry. But, I think that would be something that could happen in a fairly reasonable amount of time. But, I just think that employment thing and me having to answer to people when they ask me, you know, why would I do that? I just really, that's gonna bother me to not have the response to say this is bringing in fifteen hundred (1,500) jobs. This is bringing in two thousand (2,000) jobs. Now, if that was the case, I could set in front of that and stand there and really be, you know, I just think, figure that's something more easily equitable to most people see tax phase-ins and they see jobs in return. And I'll stop before I continue to do my normal process of rambling about five (5) to ten (10) minutes more than what I meant to.

Councilman Greg Richmond: Ready for the reading? Okay. This, both of them I think, they just have different Rustic Hills Solar, LLC and Rustic Hills Solar II, LLC. That's the only differences in these. Both of these offer the nine (9) year phase-in on personal utility distribution property. And eight (8) year phase-in on real property. I'm gonna read '05 first. I've got them right this time. Warrick County Council Resolution 2022-05, a Resolution confirming the

declaration of an Economic Revitalization Area for real property and personal property, utility distributable property tax phase-in for Rustic Hills Solar, LLC. Motion first.

Councilman Ron Bacon: I'll make a motion to approve.

Councilman Greg Richmond: Okay, motion by Ron. Is there a second?

Councilman Chris Whetstone: I'll second it.

Councilman Greg Richmond: Chris second. This is '05. Okay, any further discussion? All those in favor? One (1), two (2), three (3), four (4). All those opposed? Three (3). Four, three (Motion carried 4-3 with David Hachmeister, Ted Metzger, and Brad Overton opposing). And the three (3) were Ted, David, and Brad. Okay.

(Resolution 2022-05 is located on Pages 22 through 23 of these Official Minutes)

RUSTIC HILLS II CONFIRMING RESOLUTION RESOLUTION 2022-06

Councilman Greg Richmond: Now, I'll read the second one (1). Warrick County Council Resolution 2022-06, a Resolution confirming the declaration of an Economic Revitalization Area for real property and personal property, utility distributable property tax phase-in to Rustic Hills Solar II, LLC. Any discussion? All those in favor?

Krystal Powless: You need a motion and a second.

Councilman Rick Reid: You need to do a motion.

Councilman Brad Overton: (Inaudible) a motion.

Councilman Greg Richmond: Motion first.

Councilman Ted Metzger: He's in a hurry to get this done.

Councilman Greg Richmond: Yeah, we've been here a long time.

Councilman Ron Bacon: I'll make a motion.

Councilman Greg Richmond: Ron made the motion. Is there a second?

Councilman Chris Whetstone: I'll second it.

Councilman Greg Richmond: Now, the vote. All those in favor? Four, three (Motion carried 4-3 with David Hachmeister, Ted Metzger, and Brad Overton opposing). Same people. The three (3) against were Ted Metzger, David Hachmeister, and Brad Overton. Okay. Thank you.

(Resolution 2022-06 is on Pages 24 through 25 of these Official Minutes)

COMMISSIONER BUSINESS JUVENILE DETENTION

Councilman Greg Richmond: Now, Commissioner Business. (Note: Additional Appropriation, Juvenile Detention, \$130,000.00). Thank you for all those that commented.

Roger Emmons: Thank you, Mr. President. Roger Emmons, County Administrator, Commissioners Office. I know you talked a long time about the tax phase-in. I do have some information if you'd like to hear it regarding this. I sent an email to Krystal which she forwarded to you, I think it was February 18th. We were hoping the Juvenile Detention assignments that are the responsibility of the Circuit Court Judge would reduce this year. Instead, they've increased. We only budgeted for sixty thousand (\$60,000.00) and the claims have come in now and we're averaging, well, it varies from month to month, but thirteen thousand (\$13,000.00) per month for these next, we've only received up to the February claims. We received two (2) claims in February from Judge Granger. One (1) claim was in the amount of six thousand nineteen dollars and eighty-four cents (\$6,019.84). That was to the Youth Care Center in Evansville. Twelve thousand five hundred sixteen dollars (\$12,516.00) was to the Southwestern Indiana Regional Youth Village in Vincennes. Judge has to send those to accredited facilities which Warrick County has none. I know he minimizes sending them to the Evansville facility because their daily rate is quite a bit higher than Vincennes. So, we're asking for a hundred and thirty thousand (\$130,000.00), hopefully, to get through the rest of the year. Those two (2) amounts I gave you are over eighteen thousand (\$18,000.00). So, it's, we're at the mercy of the Circuit Court Judge on this. He's...

Councilman Greg Richmond: Who can mandate.

Roger Emmons: That's exactly correct.

Councilman Brad Overton: Roger, let me ask you a question. Does this almost feel like we're in some ways paying rent instead of...? I'm toying with the idea like we're almost renting instead of buying. And I mean, I know this isn't up to you, but, I mean, it's got to seem like it's almost like we're paying a rent payment here when we perhaps, I just, and this is just talking out loud...

Roger Emmons: The per day rate pursuant to the Indiana Code is for services including education, provision and necessary clothing and supplies, medical and dental care, counseling and remediation or any other services the program's included and a dispositional decree or case plan ordered or approved by the juvenile court for the benefit of a delinquent child.

Councilman Brad Overton: And, well, I didn't mean, all I was getting at was, and maybe it's just for me making a comment. I said your name there. Didn't mean necessarily. But, I just feel, I wonder sometimes if we shouldn't look at having a...

Roger Emmons: Building our own?

Councilman Brad Overton: Yeah, because, that's what I was getting at. This is...

Councilman David Hachmeister: Roger knows what I'm going to say. We tried that and was gonna have, what twenty (20) years ago, twenty-five (25) years ago.

Roger Emmons: That's (inaudible). Yeah, that's true. Yeah.

Councilman Brad Overton: Yeah, I know. But, I mean, it's just, I don't know. It's just one (1) of those things where you're just like allocating money to somebody else and I mean I understand. Yeah, it's a lot of money.

Roger Emmons: And you know, those costs, there were only three (3) individuals sent to Vincennes and only three (3) sent to the Evansville facility. All three (3) in the Evansville facility were twenty-eight (28) days, the whole month of February. And of the three that were sent to Vincennes, one (1) was in twenty-eight (28) days. The other one (1) was in three (3) days and one (1) was in one (1) day. So, when you times those days times the daily rate, it really gets up to those amounts. So, I mean, it's a good idea. Because we don't have an accredited facility.

Councilman Brad Overton: Yeah, but it's a, it's just a shame that we even have to, anyways. Sorry, I'm wondering again. Okay, that's what happens I guess.

Roger Emmons: And it varies from Judge to Judge. Our previous Circuit Court Judge didn't believe in sending them off. They had different philosophies.

Councilman Brad Overton: Well, then I guess it could change.

Roger Emmons: It could.

Councilman Brad Overton: Yeah.

Councilman David Hachmeister: Roger, this is a question for Greg, and you may know, does it have to be an isolated facility?

Roger Emmons: Isolated?

Councilman David Hachmeister: Or do you know?

Roger Emmons: What do you mean?

Councilman Greg Richmond: (Inaudible).

Councilman David Hachmeister: Sheriff might (inaudible) that's what I'm asking.

Sheriff Mike Wilder: (Inaudible).

Councilman David Hachmeister: What is it?

Sheriff Mike Wilder: Sight and sound of adults separation. That's why we don't house them in Warrick County Jail.

Roger Emmons: I mean, it's only for juveniles from what I understand.

Councilman David Hachmeister: Yeah, but what I'm getting at, how, ways (inaudible) adult attention or (inaudible).

Roger Emmons: I can't answer that.

Councilman David Hachmeister: Okay.

Councilman Brad Overton: Oh, I know where you're going.

Councilman David Hachmeister: Do what?

Councilman Brad Overton: I said I think where you might be going.

Councilman Greg Richmond: Any more questions? I'll call for a motion.

Councilman David Hachmeister: Motion to approve.

Councilman Greg Richmond: Motion by David.

Councilman Brad Overton: Second.

Councilman Greg Richmond: Second by Brad. Any discussion? All those in favor? That's all seven (7) of us. Seven, zero (7-0). Thank you, Roger.

Councilman Brad Overton: I apologize for the rambling.

Roger Emmons: No, that's okay. Thank you, gentlemen.

**SURVEYOR BUSINESS
SECTION CORNER
CONTRACTUAL SERVICES**

Councilman Greg Richmond: And Surveyor Business, Contractual Services, forty-five thousand dollars (\$45,000.00). I forgot to read a while ago that that was Commissioner Business, Juvenile Detention, one hundred thirty thousand (\$130,000.00).

Jason Baxter: Hello, everybody. Jason Baxter, Warrick County Surveyor's Office. Here for forty-five thousand (\$45,000.00). Let Greg explain Section Corner Perpetuation. Is there any questions?

Councilman Greg Richmond: There's money in that and it's fee based. Is that right?

Jason Baxter: Yes, Sir.

Councilman Greg Richmond: We have plenty of money for that. Motion?

Councilman David Hachmeister: How come they used to do that in house?

Jason Baxter: Excuse me?

Councilman David Hachmeister: I mean, they used to do it in house.

Jason Baxter: They might have, may have, I don't know about it. It could be that we don't have a licensed Surveyor in house.

Councilman Rick Reid: They have to be licensed.

Councilman Greg Richmond: Yeah, they always contracted it out to have them signed by...

Councilman Rick Reid: Um hum.

Councilman Greg Richmond: Used to be Feldbush's.

Councilman David Hachmeister: Yeah, I've never heard the reason it wasn't, wasn't done before cause it's just locating correctly.

Jason Baxter: Excuse me?

Councilman David Hachmeister: Well, like I said, it used to be done in house. Didn't know why it was changed.

Jason Baxter: I mean if it, if it, the only way I know that it could be is if it was a licensed surveyor, licensed Warrick County Surveyor at the time.

Councilman Greg Richmond: We haven't had a licensed Surveyor since Mike Feldbush was here to my knowledge.

Councilman David Hachmeister: I thought it had to be located. It has to be deeded, recorded?

Jason Baxter: Oh, yeah. Yeah.

Councilman Greg Richmond: Anymore questions? I'm looking for a motion.

Councilman Ron Bacon: Motion to approve.

Councilman Greg Richmond: Motion by Ron. Any seconds? Any seconds?

Councilman Chris Whetstine: I'll second it.

Councilman Greg Richmond: Chris? Any more discussion on the forty-five thousand (\$45,000.00)? If not, all those in favor? Seven, zero (7-0). Thank you.

Jason Baxter: Thank you.

**SOLID WASTE BUSINESS
MAXIMUM LEVY DISCUSSION
RESOLUTION 2022-07**

Councilman Greg Richmond: Now, Solid Waste Business. I would like to mention that as a close of business day on April the 6th, yesterday, the Recycling Center has surpassed processing sixteen million five hundred eighty-four pounds (16,000,584). That would be a huge mountain of trash that, if you took the whole courthouse square, it'd just about go to the top.

Reagan Opperman: It's a lot. Reagan Opperman, I'm with Warrick County Solid Waste. I have here with me Ben Roeger. He is with Coonrod. We are here today to ask for the maximum allowable, allowable property tax levy. We have some projects coming up with the District and we want to keep our, have some options available with those. Ben has drafted a Resolution and I'm gonna let him speak about that.

Ben Roeger: Yeah, drafted a Resolution for legal's review earlier, and hopefully you have a copy of that. Okay, perfect. Yeah, so, we're talking about a project at the Recycling Center. Specifically, an automation project. Eventually, it's going to go ahead and make it so we need less time, part time people that are going through and processing the recyclables. That's going to make things more efficient in terms of costs. And then also, with the automation, it should also increase our output. (Inaudible) facility, so these benefits, but with the construction project, there's going to be up front construction costs for the improvements. Right now, we're looking at options. Nothing has been determined in terms of project and that's going to occur later this year dependent on your approval. But, we're looking at options in particular in terms of the financing. Two (2) options being considered for financing the project through a debt issuance. One (1) scenario is a five (5) year; one (1) is a fifteen (15) year debt issuance. The benefit of a fifteen (15) year issuance is that you have a lower payment each year. The benefit of a lower, shorter period, five (5) year issuance is you pay less financing costs. The downside being that we have more up front, more annual payment when you're actually paying the debt over the five (5) year period. Now, we've kind of we've run the numbers and over the fifteen (15) year scenario, we'd be able to finance the debt service based on the current operative revenues at the, at Solid Waste. We look at the scenario for the five (5) years and would be short and having a revenues to finance the increased debt service costs. And we're looking at options. And one (1) option, so, we actually did identify revenue source. One (1) option would be, is to go back and look at the, going after an allowable property tax levy that the State has and potentially using that to finance the project. Now, no decision is needed at this time on how it's going to be financed. But, there actually would need to be Resolution this evening to go ahead and preserve options later in the year when we adopt the annual levy as part of the budget process in the fall. So, the background why we have this Resolution is that for the year 2011 the tax levy was reduced. Normally, with most units, if the levy is reduced one (1) year, you can go back and get the entire amount that the following year. However, there's a special statute for Solid Waste that actually, you can't go back and get that full levy unless there's prior Council Resolution by May 1st. And so, that's what's in front of you this evening on this item. So, I can answer any questions specific or otherwise.

Councilman Greg Richmond: The Resolution does not say we're proving or disproving, it just gives us a chance to bring it before the budget which is where we should be doing things like this and discuss the pros and cons and what we would want to do if anything at all at that time. If the Resolution is not passed, we can't, we have nothing to discuss at budget time.

Krystal Powless: Other than the normal percentage that you do of increase.

Councilman Brad Overton: Yeah, I was gonna say, other than keeping it the same, you wouldn't be able to increase it. Some of the numbers, is this not roughly like a thirty percent (30%) increase?

Ben Roeger: It would be year over year. The background is when I (Inaudible) it was about four hundred thousand dollars (\$400,000.00) in the year 2011 and so because it's been reduced, the lost revenue is kind of compounded over the years which showed the thirty percent (30%) increase year over year. I guess (20)22 to (20)23.

Councilman Brad Overton: And if I'm not mistaken, this levy is already higher than the other levies, like their percentage of this levy is at five point (5.0)...

Councilman Greg Richmond: Growth.

Krystal Powless: Yes, they are not held to the growth quotient like the other levies in the County are held. They have been getting five percent (5%). And like last year, I think the other levies were four point three (4.3%) which is set by the State.

Ben Roeger: That four point three percent (4.3%) is correct that the other units have. And actually the District would have that option, four percent (4%), four point three percent (4.3%) increase, but because of that special statute which says you can't increase your levy by more than five percent (5%) over year over year, is why we currently don't have that maximum available levy.

Councilman Greg Richmond: A lot of the equipment out there, when we set up the Recycling Center, didn't have the money to buy new stuff. So, we bought used stuff. And some of it's becoming obsolete, hard to get repairs for and part of the reasoning for asking for this is to be able to buy some good equipment that is wearing out on us. Again this is for discussion during budget time if we get the option of doing that by passing this Resolution. This Resolution does not approve anything right now except getting the option to discuss.

Councilman Chris Whetstine: Greg, that's exactly what I was gonna ask you is voting to approve this tonight, we're not raising anything, right? We're just, just extending it to talk about it at budget time.

Councilman Greg Richmond: And it alerts us that it's on the radar so we can go out and draw our own conclusions. And I would invite any of you to go out and visit both the trash disposal part of it and the recycling center if you haven't been out there. We have some terrific people working for us doing the best they can and they're a clean operation. But, again, the machinery and replacements, trucks wearing out.

Reagan Opperman: We have five (5) pieces of equipment. Couple of them were bought used. But five (5) pieces total that need to be replaced: roll off truck, forklift, skid steer, new scissor-lift. Things like that.

Councilman Greg Richmond: The reason why I'm presenting is I'm on that Board as your representative.

Councilman Brad Overton: So, if this Resolution, let's say if the levy didn't, if this Resolution didn't pass and obviously, the levy wasn't increased, what are your other options at this point in time? As far as financing?

Ben Roeger: For the scenario with the fifteen (15) year scenario, we'd have to be able (inaudible) revenue to do it. For a five (5) year, we would have to be able to look at the budget and try to identify the savings there, or potentially use cash reserves to do the project.

Councilman David Hachmeister: But, you're not hauling trash to Owensboro, now, correct?

Reagan Opperman: Yeah, we're not. No.

Councilman David Hachmeister: So, that cuts back on the rollbacks.

Reagan Opperman: It does. We currently have one (1) new roll off truck. The other two (2), one (1) is a 2005 and one (1) is a 2012. We want to replace that, both of those trucks with one (1) truck. We won't, we don't have the need for three (3) trucks any longer.

Councilman Chris Whetstine: For myself, I would, I would like, I, I don't have the history that you guys have with this. And I would like to see, I'd like to analyze the five (5) years versus fifteen (15) years myself because I'm not so sure the five (5) years just automatically better because what happens at the end of the five (5) years when it's paid off. You know? I don't, I'm not for (inaudible) it, I'll tell you that. But, I would appreciate time to review it and, with that said.

Krystal Powless: And that I believe is why Cliff changed the wording the same way and then he added Section 3 that did not lock you into this, but it opens the door that if you do want to increase it more than five (5%) that you were able to do that at budget time.

Councilman David Hachmeister: Why, I guess, was this brought to us sooner?

Ben Roeger: Good question.

Reagan Opperman: We are refinancing our processing centers, you know. And in the works of that it's been, I was asked by my board, I believe it was when I became Controller in 2020, why we weren't receiving them a full maximum allowed levy. I went to Robert Norris, asked him, and he gave us this procedure that we needed to do, it's been discussed at our Boards, so, in the two (2) years that I have been active as Controller, this has been discussed at Board meetings and this is what they have asked of me.

Krystal Powless: Just for some background information, you know, I sat in on the meetings you guys have when you established their levy and at the time the Council did not want to set it at maximum amount. And you have lots of different, Cum Cap, Cum Bridge, Section Corner, all, you know, you have lots of maximum allowable levies that are maxed out. Okay? So, I, I just, I want you to understand that's not a requirement that you have to max out the levy to bring in the maximum amount of money. She is correct in that they are not maxed out. But, at the time, you were told that they were going to be bringing in enough revenue to operate. Okay?

Councilman Greg Richmond: That was before the lawsuit.

Krystal Powless: Now, this is, right, so, that's kind of why you didn't set it at the maximum amount. But, you know, now, they're wanting to finance something else and they need an increase, this Resolution just opens that door so you guys can discuss whether you want to increase more than the five percent (5%) at budget time. But, if you don't sign the Resolution tonight, no door is open for increase.

Councilman Greg Richmond: Any more discussion? Is there a motion?

Councilman Chris Whetstine: I'll make a motion to, I don't know how to word it, too to approve.

Councilman Greg Richmond: Resolution 2022-07. Right?

Kristine Georges: Yes, Sir.

Councilman Chris Whetstine: In order to leave the door open.

Councilman Greg Richmond: A motion by Chris. Is there a second?

Councilman Ron Bacon: I'll second it. Definitely would not have, had not Cliff rewrote this, because it did have shall in it, and I'm very familiar with the term shall means. And, you know, with it being 'may' and then putting in another section that will give us time to look into what we feel is best to do it without any limitation that we have to do it or we can still just do it at five percent (5%) or what we want at budget time. So, I'll second.

Councilman Brad Overton: And I guess by doing this, that somewhat compensates for the shortness and time frame that we have had to think about this considering. Because otherwise, it would have just been a no on my part.

Councilman Ron Bacon: Mine too. Same here.

Councilman Brad Overton: So.

Councilman Greg Richmond: Any more comments? I'll call for the vote. All those in favor? Four (4). Opposed? Three (3). Four, three (Motion passes 4-3 with David Hachmeister, Ted Metzger and Rick Reid opposing). Rick Reid, David Hachmeister, and Ted Metzger. Okay. So, Warrick County Council Resolution 2022-07, a Resolution setting the maximum allowable property tax levy for the Warrick County Solid Waste District passes.

Reagan Opperman: Thank you.

Ben Roeger: Thank you.

(Resolution 2022-07 is located on Pages 25 through 26 of these Official Minutes)

HANDBOOK POLICY, REIMBURSEMENTS, TRANSFERS, OR CORRECTIONS
SHERIFF BUSINESS
EQUIPMENT MAINTENANCE – MOTORIZED EQUIPMENT
AUDITOR BUSINESS TRANSFER
OFFICIAL RECORDS TO FURNITURE

Councilman Greg Richmond: Next up is Sheriff and Sheriff, we'll do your Salary Ordinance.

Krystal Powless: Honestly, okay, so I just want to make this statement real quick. Anything that I have under Handbook Policy, I feel like it is a, kind of like a Consent Agenda and you can just approve all of that at the same time, unless someone has a question specifically regarding a situation. For example, the Sheriff's are just reimbursements. The next one (1) are just transfers and you can just do it all in one (1) motion. I'm trying to shorten this down a little bit if we can is my intention. So, I just want to throw that out there, so.

Councilman Greg Richmond: So, all of number seven (7)?

Krystal Powless: Seven (7), and then the Auditor's under eight (8) is on that.

Councilman Greg Richmond: Okay, I'll read them real quick.

Krystal Powless: Okay.

Councilman Greg Richmond: Sheriff's Business, Central Dispatch, Equipment Maintenance, twenty-one hundred dollars (\$2,100.00). Total Central Dispatch, twenty-one hundred dollars (2,100.00) and these are reimbursements. Sheriff, Motorized Equipment, three thousand five hundred dollars (\$3,500.00). Total Central Dispatch is three thousand five hundred dollars (\$3,500.00). And then the Salary Ordinance is for twenty-one hundred (\$2,100.00). No, it's not a Salary Ordinance.

Krystal Powless: No.

Councilman Greg Richmond: That's the twenty-one hundred (\$2,100.00) I read.

Sheriff Mike Wilder: Can I stop you for just a second?

Krystal Powless: Sure.

Sheriff Mike Wilder: That shouldn't go into, the Sheriff Motorized Equipment, shouldn't go into Total Central Dispatch. That should go back into motorized equipment. Is that an error or is that, am I misreading it?

Krystal Powless: There's an error on the agenda. Let me see which way it's supposed to be stated. Yeah, the second one (1) that he's talking about under seven (7) where it says Sheriff. It should say Total Sheriff, not Central Dispatch.

Sheriff Mike Wilder: I don't know if that matters. Sorry, I didn't catch that either.

Krystal Powless: Yeah. On the Ordinance it's right.

Councilman Greg Richmond: Total Sheriff is three thousand five hundred dollars (\$3,500.00). And then the Salary Ordinance...

Krystal Powless: No salary Ordinance at this time.

Councilman Greg Richmond: No salary ordinance?

Krystal Powless: No.

Councilman Greg Richmond: Okay. That was laying on my desk for later.

Krystal Powless: I know. That's for later.

Councilman Greg Richmond: Okay. Never mind that one (1). Now, we'll go to the Auditor's number eight (8).

Sheriff Mike Wilder: I'll represent you.

Councilman Greg Richmond: Transfer from Official Records, one thousand dollars (\$1,000.00). Transfer to Furniture (\$1,000.00). Transfer from Official Records, two thousand dollars (\$2,000.00). Furniture, two thousand dollars (\$2,000.00). We take seven (7) and eight (8) together?

Krystal Powless: Yes.

Auditor Debbie Stevens: (Inaudible).

Councilman Ted Metzger: Okay.

Councilman Ron Bacon: You ready for a motion?

Councilman Greg Richmond: Yes.

Councilman Ron Bacon: Motion to approve.

Councilman Greg Richmond: Motion by Ron.

Councilman Rick Reid: Second.

Councilman Greg Richmond: Second by, was that Rick? All those in favor? Seven, zero (7-0).

Councilman Ron Bacon: Okay.

Councilman Greg Richmond: Circle this (inaudible).

(April Appropriations are located on Page 22 of these Official Minutes)

COUNCIL BUSINESS ESTABLISH NEW HOME RULE FUND JAIL CONSTRUCTION SAVINGS

Councilman Greg Richmond: Alright, the Establish New Home Rule Fund Discussion, Jail Construction Savings.

Krystal Powless: Okay, I know Cliff isn't here. He did send an email that he did check into this. And he found out that the Commissioners are the ones that will have to draft the Ordinance in order to create the fund. But, the Council would be responsible for deciding how much money to place into the Jail Construction Fund. He said you guys could make a decision tonight on how much you'd want that to be and if you wanted it to be like in June and December. And then he would send that information to the Commissioners. Or if you wanted to hold off and, and established it in May, that would be fine also. If you are wanting to do it tonight, as your Council Administrator, I did talk with Ron about numbers and I, you know, I sent you all numbers. I would be comfortable with the starting figure of two million (\$2,000,000.00) a year. Possibly to increase that. But, kind of, once we get on our feet and see where we're going, but I would feel comfortable with two million (\$2,000,000.00) a year.

Councilman Greg Richmond: So, the question is, do we wait for the Commissioners?

Krystal Powless: He said you don't have to, to present a number. That we can, he can take the number that you establish tonight and send that email to the Commissioners that this is your wishes, then they would draft it.

Councilman Greg Richmond: Okay, what's the Council's wishes on this? Recommendation is two million (\$2,000,000.00) to be set aside.

Councilman David Hachmeister: Well, we know we could do two million (\$2,000,000.00) and I would like to, and that's what I've been working on too, as far as haven't gotten a final from Krystal as far as what everybody else spends off the LIT tax. You know, increase it more if possible. Because, that just saves a lot of money.

Councilman Rick Reid: Two million's (\$2,000,000.00) not very much.

Councilman David Hachmeister: Pardon?

Councilman Rick Reid: Two million's (\$2,000,000.00) not very much.

Councilman David Hachmeister: We're looking at thirty-five (\$35,000,000.00) to forty (\$40,000,000.00) you're correct, Rick.

Krystal Powless: And I, and I, and I could, I could recommend more, but here's, at the moment, here's why I'm not. Because you were supposed to get in the request from other municipalities. And until I see what you do with those requests in June, July, and August, I don't really feel more comfortable to go over the two (\$2,000,000.00) until we know for sure what we're doing. Once you decide, no, we're not gonna give more than the ten percent (10%) we're already giving or, you know, then I say, you know what, we can change this to three (\$3,000,000.00) or we can

change it to three and a half (\$3,500,000.00). But, until I know how much more money you're gonna give off over the top, I only feel comfortable with two (\$2,000,000.00).

Councilman Greg Richmond: And in meetings with the Emergency Medical Service, there's going to be some needs there to increase. We just, we're just, we're getting a bargain, a super bargain. The sponsor of it is really taking a bath. Three hundred thousand dollars (\$300,000.00) a year is all we're paying for it. Many counties around us, not only having troubles with getting enough employees, the pay here is pretty decent and we've been able to keep most of our employees. They haven't had much turnover yet. And, but, they're downsizing (*Clarification: Other counties are downsizing*). Some counties around us, in our surrounding areas, have one (1) ambulance for the whole county. And that's what we created this money for, for police, fire, and ambulance and Emergency Management. So.

Councilman Ron Bacon: And in my discussion with Krystal earlier, that was one (1) of the things we went over is what do we expect from the Trustees, from the other Townships, EMS and so...

Councilman Greg Richmond: Fire departments.

Councilman Ron Bacon: Fire departments, and looking at all of that. We discussed that. The recommendation was, let's start at two million (\$2,000,000.00) and see where we're at and see what everybody else comes up with. We can always go up if we need. If we find out we've got the money, it's coming in from the LIT, then we can increase it.

Krystal Powless: And honestly if I, if it weren't for those requests that were gonna come in, I would probably say we could afford like three and a half (\$3,500,000.00). But, until we know what you're gonna do and how you're gonna vote, I'd say stick with two (\$2,000,000.00) and we can, we can always address it again. And you just create another Resolution that says instead of two (\$2,000,000.00), we're gonna put in three (\$3,000,000.00) or four (\$4,000,000.00), or whatever, so. The only other stipulation that you would have is, do you want this to be like a million (\$1,000,000.00) in June and a million (\$1,000,000.00) in December? Or do you want it all, all two million (\$2,000,000.00) in June? you know, do you want to put any stipulation on it?

Councilman Greg Richmond: Since we get our draws.

Krystal Powless: You get your draws monthly.

Councilman Ron Bacon: Monthly.

Councilman Greg Richmond: We probably...

Krystal Powless: So, you wanna make sure there's money in there, yeah.

Councilman Greg Richmond: Yeah, if we do it in two (2) segments, to me, that would be the best, wisest way to do it.

Councilman Ron Bacon: Right.

Councilman Greg Richmond: So, do we have a motion for the two million (\$2,000,000.00) to be distributed in two (2) payments.

Councilman Brad Overton: I'll make that motion.

Councilman Greg Richmond: Okay, motion by Brad. Two million (\$2,000,000.00).

Councilman Ron Bacon: I'll second.

Councilman Greg Richmond: Two (2) payments. Would that be in...?

Krystal Powless: June and December.

Councilman Greg Richmond: June and December.

Councilman Ron Bacon: June and December.

Krystal Powless: That give it time to collect money for that year, so.

Councilman Greg Richmond: Okay.

Krystal Powless: And I promise to re-address this once you establish what you're gonna do and then we'll take another look at the numbers and...

Councilman Ron Bacon: Once we get all their requests in.

Krystal Powless: Yes.

Councilman Greg Richmond: And Ron, you seconded it?

Councilman Ron Bacon: Yes.

Councilman Greg Richmond: Okay, any further discussion?

Councilman David Hachmeister: Well, actually, we should make a motion to send that or for the Commissioners to confirm a Resolution, correct?

Krystal Powless: Correct.

Councilman Ron Bacon: Correct.

Krystal Powless: So, basically...

Councilman David Hachmeister: So, put that in the motion.

Councilman Greg Richmond: We're sending a recommendation.

Krystal Powless: I'm gonna send this to Cliff and he's supposed to get with their attorney.

Councilman Greg Richmond: Okay, got a motion my Brad and second by Ron. All those in favor? That's seven, zero (7-0). Thank you.

CHANGE MEETING DATE AND TIME COUNCIL DISCUSSION

Councilman Greg Richmond: And now, next up is a Change Meeting Date and Time, Discussion.

Councilman Ron Bacon: Well, I'm going to bring up discussion cause I was the one (1) that asked for the request of the meeting date, not the meeting time. But, I think it's something we need to discuss. Thursday is, as far as I'm concerned, I mentioned this when we set our meeting dates at the beginning of the year, that as far as I was concerned, Thursday's a bad night, at least for me. And it's when everything happens on Thursday night in my realm. Of grandkids, of everything that goes on, it's that's it. Wednesday's not a good night cause that's the church night anyway. Monday and Tuesday are nights that not many things are going on because they're the first part of the week. Thursday is the thing that there are always something going on a Thursday evening. I'm missing one (1) of my grandkids' this program tonight as I sit here. So, which, I'm obligated to be here and I'll be here. But, that's what I think we need to look at doing. Just because we've done it Thursday night for decades to me is not a reason for doing it. And if it doesn't interfere with anything else, I think the Tuesday night, looking into the calendar, I think I had Krystal check to see if this was available on Tuesday night and it is. So, I think that would be a better option and would be happy to listen everybody else's opinion. But that, it makes it quite difficult for me to make decisions to get here.

Krystal Powless: And then on all honesty, I was the one that suggested the 4:00 PM, because, well, in today's world we have the technology if someone needs to call in or, you know, and it's live-streamed that were covered that way. And 4:00 PM, so many more people from the County are able to attend right after work like they do the Commissioners' meetings.

Councilman Greg Richmond: By County, you're talking about Office Holders, Department Heads?

Krystal Powless: Office Holders, Department Heads, you know, once they go home, then they're like, I don't want to come back. Which, you know, in all honesty, you know it's easier for me or it makes it easier for me. But, I've been doing this for twenty (20) years and if you keep it at 6:00 (PM), you keep it at 6:00 (PM). But, you know, 4:00 (PM) would, and I did check with Cliff and he said he was he could make it work. So.

Councilman Greg Richmond: Any discussion? Motions?

Councilman Chris Whetstone: Well, I'll say that for me, Tuesday is fine. Same as Thursday in my book. It will be difficult to come at 4:00 (PM). But, I can be flexible and it's just one (1) day a month, so, I mean, I'm okay. I'd rather keep it at 6:00 (PM), but hey, what the heck. So, I guess I'm just curious what everybody else, you know.

Councilman Brad Overton: Yeah, the time frame would be an issue. That's where I run into stuff. Just because I work. I mean, I do have flexibility as well, but I'd hate to...

Krystal Powless: What about 5:00 (PM)?

Councilman Brad Overton: Can I just pick you up and bring you in?

Councilman David Hachmeister: There you go.

Councilman Ron Bacon: (Inaudible) work in another time zone. Is that the issue?

Councilman Brad Overton: Yeah.

Councilman David Hachmeister: Well, beginning of the year probably been okay, but I've already set up schedule for other things I do and other meetings that I can attend. You know, on well, Thursday afternoons or a lot of the other nights. Again, too, if I don't have to be here, I can Zoom it.

Councilman Brad Overton: Can you Zoom and ...

Councilman Greg Richmond: You're not allowed...

Krystal Powless: Only one (1).

Councilman Chris Whetstine: What's that, Krystal?

Krystal Powless: Only one (1) Council Member could Zoom and they would have to be seen and heard.

Councilman Greg Richmond: Yeah. And that's being set up from what I understand.

Krystal Powless: We're trying.

Councilman Ted Metzger: Does the public have any way to comment through the video? I mean if somebody was watching on the video and they, something come up they wanted to comment?

Krystal Powless: No, not right now.

Councilman Ted Metzger: So, if we moved it to 4:00 (PM), it might make it harder, might make it harder for people that have full time jobs to get here.

Krystal Powless: Could be.

Councilman Rick Reid: I agree.

Councilman Ted Metzger: And I think we ought to consider the convenience of the tax payer.

Krystal Powless: I understand, Ted.

Councilman Ted Metzger: Over our personal preferences.

Krystal Powless: I, I understand.

Councilman Ted Metzger: So. Yeah. We'll see what the vote comes out to be whenever the vote.

Krystal Powless: Again, guys, I've been doing this for a long time. So, if you keep it at 6:00 (PM), it's not going to hurt my feelings. I just, you know, thought I'd bring it up. We've never discussed it. And that's when the Commissioners meetings, you know, are held, so I just thought we could talk about it.

Councilman Greg Richmond: We could have the possibility of five (5) different motions here. Who wants to make one (1)?

Councilman Ron Bacon: Well, I want to make the first motion to move the meeting from Thursday night to Tuesday night.

Councilman Rick Reid: And what time is that?

Councilman Ron Bacon: Same time. That's just, that's, I have no preference on time. So.

Councilman Chris Whetstine: I don't know, but I kind of feel like it almost should be mutual consent here that, you know, a hundred percent (100%) or wait 'til next year or something. I don't know. But, I don't want to, I don't want, I want it to be convenient for everybody. So, how do we do that?

Krystal Powless: Yeah, it has to be, I mean, yeah.

Councilman Rick Reid: Let's change it at the end of the year.

Councilman Brad Overton: Yeah, I wouldn't want to change anything like right now.

Councilman Greg Richmond: So, you want this to come back in December?

Councilman Brad Overton: Well, I mean, I don't, I don't even mind reviewing it, you know, if we want to review it a budget, or however, whenever we usually look at those dates. I don't know.

Krystal Powless: Normally, you look at them, you don't look at them 'til November and December for the next year.

Councilman Brad Overton: I mean, I don't mind doing that. But, I don't know, that's kind of...

Councilman Chris Whetstine: Maybe we should address it one (1) at a time. I mean, does that day matter?

Councilman Ron Bacon: Well, that was my motion, just to do the day.

Councilman Chris Whetstine: Just to do the day?

Councilman Ron Bacon: Yeah.

Councilman Greg Richmond: To begin when? Immediately? Or next year?

Councilman Ron Bacon: Immediately.

Councilman Ted Metzger: So, one (1) person has a problem with the day and everybody else is flexible? Is that pretty much what we're discussing?

Councilman Chris Whetstine: Kind of sounds like it.

Councilman Ted Metzger: This is just discussion, correct? It says discussion.

Krystal Powless: Correct, yes.

Councilman David Hachmeister: Sometimes I have problems with Tuesday.

Councilman Ted Metzger: We're not voting on anything right now?

Krystal Powless: Well, you can. But, you don't have to.

Councilman Ted Metzger: Well, Ron made a motion.

Councilman Greg Richmond: Need a second. Call a second time for a second.

Councilman Brad Overton: I mean, I don't mind to discuss it.

Councilman Greg Richmond: I think we've discussed it.

Councilman Brad Overton: Well, yeah.

Councilman Greg Richmond: Call a third time for a second.

Councilman Chris Whetstine: (Inaudible) a motion, Brad.

Councilman Ted Metzger: Went over like a lead weight.

Councilman Greg Richmond: Motion fails.

Krystal Powless: Okay.

Councilman Greg Richmond: For lack of a second. We're back to square one (1).

Councilman Rick Reid: Let's review it at the end of the year.

Councilman Chris Whetstine: You know, Greg, I have to ask. That's the first time I've seen a motion fail.

Krystal Powless: I have seen it many times.

Councilman Chris Whetstine: So, I'm curious. Now, I want to know, what's the next step?

Krystal Powless: There isn't. Somebody else can make a different motion.

Councilman Ron Bacon: Somebody else can make a motion.

Councilman Chris Whetstine: Is it, okay, alright.

Krystal Powless: Tonight or next meeting.

Councilman David Hachmeister: Hey, I just didn't say it. I thought it.

Councilman Greg Richmond: It can come back any time.

Councilman Chris Whetstine: It's not permanent thought. It can be brought up any time? Okay.

Councilman Greg Richmond: What I think would be good for us to do is discuss it during the Budget Hearing time to give us, to get us a feel as to what we could land on and then when she gives the proposals out to us in November, you can, maybe there's two (2) or three (3) different proposals you can vote yay or nay on, whatever you want.

Councilman David Hachmeister: That's good. Bring it up at that time.

Councilman Greg Richmond: Okay, so we'll move this, postpone to budget time.

CAJE PRESENTATION AFFORDABLE HOUSING FUND

Councilman Greg Richmond: Okay, we've got one (1) more item here. And then I'll ask for Council's other business. The sign in sheet, we had two (2) people on affordable housing. Kim Kasenow first. Did I pronounce that right?

Councilman Ron Bacon: Time limit? Greg.

Councilman Greg Richmond: What?

Councilman Ron Bacon: Time limit?

Councilman Greg Richmond: Yeah, I guess we ought to set a time limit. Five (5) minutes.

Kim Kasenow: Okay. Two (2) to three (3). I'm Kim Kasenow, 3266 Old Hickory Drive in Newburgh. I've been a resident of Warrick County for thirty (30) plus years. I'm also a volunteer with Congregations Acting for Justice and Empowerment on their Warrick County Affordable Housing Research Team. And there's several people here with me and I'm going to represent most of them. I don't know who else signed up for it. But, CAJE is a profit direct action organization. We're made up of volunteer members from twenty-seven (27) local communities in Vanderburgh, Posey, and Warrick Counties. We've been researching the housing needs and potential affordable housing solutions in Warrick County. The lack of affordable housing is a nationwide problem that is evident in Warrick County. Many state, city and county governments including the City of Evansville have found an Affordable Housing Trust Fund to be an efficient tool in addressing housing needs. The greatest advantage of a housing trust fund are one (1), flexibility of distributions and two (2), the ability to leverage the funds for further State, Federal, or private grant funding. Affordable Housing Trust Funds have been used to meet a variety of housing needs from keeping seniors in place with preservation programs to GAP funding for major low income housing developments. Now, we understand that County Commissioners must initiate any spending proposals or an Ordinance to establish an Affordable Housing Trust Fund. And we're trying to share the findings with the three (3) Commissioners. We're here today asking that you consider affordable housing needs in Warrick County as you assess any proposals for the spending associated with the American Rescue Plan Act. We urge you to prioritize affordable housing solutions as you vote on any ARP spending proposals. We have some packets of information with highlights from our current research and we'd like to schedule a time with you to discuss details on the resources for an Affordable Housing Trust Fund. Thank you. Any questions?

Councilman Greg Richmond: No, I want to let you all know that the ARP for Warrick County has a committee set up and they're working on an application. It's not done yet. And this is done through the Commissioners who ultimately will have the authority to approve or deny any applicant with the committee. And then, if it's approved, it's sent into the Council for funding and appropriation at that time. Cause a fund has already been set aside by the Council. So, but then, there's this group that is going to designate from the applications whether or not they qualify or not.

Kim Kasenow: Recommendations that will come to the Council?

Krystal Powless: It will go to the Commissioners.

Councilman Greg Richmond: You go to the Commissioners first, you go to the Commissioners, and they'll pass it and then it comes to the Council.

Krystal Powless: For the money portion, yes goes to the Council.

Kim Kasenow: And, and just to clarify, CAJE is not requesting funds for CAJE. We're advocating for housing solutions. One (1) of the ones that we've researched and are suggesting is a housing, Affordable Housing Trust Fund. And so, we can share information that we've learned about housing trust funds with you so that you can have that knowledge and awareness as you look at proposals. And we have had some conversations with Debbie Bennett-Stearnsman on the committees and again we're trying to talk to the Commissioners about what we've learned about trust funds. Just wanted to create that awareness with you as you are assessing those proposals and they do come to you, to think about the needs of housing in Warrick County and that there are solutions. Thank you.

Councilman Greg Richmond: Thank you. We have one (1) other item. I found that sheet with the Salary Ordinance.

Councilman David Hachmeister: Matt, if you would, be sure to thank Cliff for working on that Solid Waste Resolution in such a short time.

Matt Koressel: Absolutely, I'll pass that along.

Floyd Edwards: May I speak?

Councilman Greg Richmond: Yes, Sir. Since she didn't take up the full five (5) minutes.

Floyd Edwards: I'm a preacher, I'll take fifteen (15).

Councilman Greg Richmond: I like your tie.

Floyd Edwards: Thank you. My name is Floyd Edwards. I am a resident of Evansville, Indiana. My address is 3316 Dellwood Court. I serve as the co-chair for CAJE this year. We have been working on the Affordable Housing Trust Fund. The Affordable Housing Trust Fund is a governmental agency. So, it would have to be established through Warrick County. It could be established as part of a program with your economic development team so that they will also be able to administer the laws, whatever, you may develop, for this one of our Housing Trust fund. We're advocating for you to place money into that fund whereas with economic development, as you spoke tonight about things that you're able to leverage. That would leverage monies that would come into Warrick County. You would be responsible to let that money go. So, it's not an agency that's gonna make decisions. You will keep the, the ability to fund those as well as approve any projects that will come from the affordable Housing Trust fund. In Evansville, we have the, not we, but the Affordable Housing Trust Fund in Evansville has just funded four hundred thousand dollars (\$400,000.00) in allowing ten (10) homes to be built at two hundred thousand dollars (\$200,000) each. So, they're putting forty thousand (\$40,000.00) to buy that house down so that becomes affordable for the person to be able to live in the house. So, it's those, it is those types of investments that you can make that will make it available, that would allow homes to be built in Warrick County. And I know you have a large area, but you would be leverage homes being built for persons who may not be able to afford those, as well as loan those dollars out so those dollars will come back to you so that you can perpetuate the fund. Would you have any questions? I just wanted you to know

that it is definitely not a private organization, it is a government organization that you can assign one (1) of your departments to do.

Councilman Greg Richmond: Thank you.

Floyd Edwards: Thank you.

Councilman Ted Metzger: Thank you.

**SHERIFF BUSINESS CONTINUED
SALARY ORDINANCE – DISPATCHER**

Councilman Greg Richmond: The Salary Ordinance before us is Warrick County Sheriff's Office, Dispatcher who has resigned and it's according to Handbook, seven thousand seventy-two dollars (\$7,072.00).

Councilman David Hachmeister: Motion to approve.

Councilman Brad Overton: Motion to approve.

Councilman Greg Richmond: I had a motion by David and seconded by Brad. Seven-'o-seven-two (\$7,072.00). And this is according to Handbook Policy. Okay. Any discussion? All in favor? Seven, zero (7-0). Thank you. Any other business to come before us? If not, I'm looking for the motion.

Councilman Rick Reid: Motion to adjourn.

Councilman Greg Richmond: Motion by Rick, second by...?

Councilman Ted Metzger: Ted.

Councilman Greg Richmond: Ted. All those in favor?

Councilman David Hachmeister: Yeah.

Councilman Greg Richmond: Seven, zero (7-0). Thank you all for coming.


ADJOURNMENT: Meeting adjourned at 7:42 PM.


WARRICK COUNTY COUNCIL


Greg Richmond, President


Ron Bacon


Ted Metzger


Chris Whetstone


Brad Overton, Vice President


David Hachmeister


Richard Reid

ATTEST:

Deborah K. Stevens, Auditor
Warrick County, IN

Minutes transcribed by Kristine Georges

Sec. 1 Be it ordained (resolved) by the Warrick County Council, Warrick County, Indiana, that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the proposed specified, subject to the laws governing the same:

FUND	APPROPRIATION NUMBER	APPROPRIATION #	DESCRIPTION	AMOUNT REQUESTED	AMOUNT APPROVED
Commissioners	1000.31501.000.006888		Juvenile Detention	\$130,000.00	130,000
Total Commissioners				\$130,000.00	
Section Corner	1202.31400.000.0000		Contractual Services	\$45,000.00	45,000
Total Section Corner				\$45,000.00	
Central Dispatch	1000.36400.000.0303		Equipment Maint.	\$2,100.00	2,100
Total Central Dispatch				\$2,100.00	
Sheriff	1000.44300.000.0005		Motorized Equipment	\$3,500.00	3,500
Total Sheriff				\$3,500.00	

Taxpayers appearing in the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the State Board of Tax Commissioners. The Board will make a written determination as to the sufficiency of funds to support the appropriations made within fifteen (15) days of receipt of a Certified Copy of the action.

Adopted this 7 day of April, 2022.

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
 NAY

ATTEST:
[Signature] Deborah Stevens
Auditor Warrick County

WARRICK COUNTY COUNCIL
RESOLUTION NO. 2022 - 05
A RESOLUTION CONFIRMING THE DECLARATION OF AN ECONOMIC REVITALIZATION AREA FOR REAL PROPERTY AND PERSONAL PROPERTY (UTILITY DISTRIBUTABLE PROPERTY) TAX PHASE-IN ("Rustic Hills Solar LLC")

WHEREAS, Rustic Hills Solar LLC (the "Applicant") has made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq. and for Tax Phase-In for real and personal (utility distributable) property located in Warrick County, Indiana and described as:

- Tax Parcels 87-13-27-300-012.000-002, 87-13-27-300-025.000-002, 87-13-27-300-026.000-002, 87-13-27-300-027.000-002, 87-13-27-300-013.000-002, 87-13-28-200-004.000-002, 87-13-28-200-021.000-002, 87-13-27-100-001.000-002, 87-13-27-100-002.000-002, 87-13-27-100-002.000-002, 87-13-27-100-008.000-002, 87-13-27-100-009.000-002, 87-13-27-100-021.000-002, 87-13-27-200-010.000-002, 87-13-27-100-016.000-002, 87-13-27-200-024.000-002, 87-13-27-100-011.000-002, 87-13-28-200-005.000-002, 87-13-28-200-006.000-002, 87-13-28-200-007.000-002, 87-13-28-200-024.000-002, 87-13-28-400-026.000-002, 87-13-28-400-025.000-002, 87-13-28-400-013.000-002, 87-13-28-400-027.000-002, 87-13-28-300-011.000-002, and 87-13-28-400-014.000-002, and as more particularly described in the legal description attached hereto as Exhibit A (the "Property").

WHEREAS, on the 15th day of February, 2022, under provision of Preliminary Resolution No. 2022-01 (the "Preliminary Resolution"), the Warrick County Council ("County Council") found the Property to meet the requirements of an Economic Revitalization Area, pursuant to IC 6-1.1-12.1 et seq., and declared the Property to be an Economic Revitalization Area and further approved property tax deductions for real property taxes for eight (8) years and personal property (utility distributable) taxes for nine (9) years commencing with increases in assessed value as more specifically set forth in that Preliminary Resolution; and

WHEREAS, notice of the adoption and substance of the Preliminary Resolution have been published in accordance with IC 5-3-1 and the County Council has conducted a public hearing as of the date hereof to determine whether the qualifications for an Economic Revitalization Area and approval of property tax deductions for real and personal (utility distributable) property taxes have been met.

NOW, THEREFORE, BE IT RESOLVED by the Warrick County Council as follows:
Section 1. The Property description, including the attached Exhibit A, is made a part hereof.

Section 2. The Preliminary Resolution, which was adopted by the County Council

on the 15th day of February 2022, is hereby confirmed.

Section 3. This Confirming Resolution shall be in full force and effect from and after its passage and execution by the County Council.

PASSED, ISSUED, AND APPROVED by the County Council this 7th day of April 2022.

Warrick County Council

Greg Richmond
 Greg Richmond, President

David Bachmeister
 David Bachmeister

Richard Red
 Richard Red

Ron Bacon
 Ron Bacon

(Nay)
 Brad Overton, Vice President

(Nay)
 Ted Metzger

Chris Whetstone
 Chris Whetstone

ATTEST:

Deborah K. Stevens
 Deborah K. Stevens, Auditor
 Warrick County, Indiana

EXHIBIT A
 RESOLUTION 2022 - 05
 LEGAL DESCRIPTION

<u>Owner</u>	<u>Parcel</u>	<u>Acres</u>
Cornell, Guy & Shirley	87-13-27-300-012.000-002	28.6
	87-13-27-300-025.000-002	11.4
	87-13-27-300-026.000-002	40
	87-13-27-300-027.000-002	20
	87-13-27-300-013.000-002	20
Cornell Excavating	87-13-28-200-004.000-002	22.04
	87-13-28-200-021.000-002	50
	87-13-27-100-001.000-002	7.96
	87-13-27-100-002.000-002	32.1
	87-13-27-100-008.000-002	20
	87-13-27-100-009.000-002	35
	87-13-27-100-021.000-002	5
	87-13-27-200-010.000-002	20
	87-13-27-100-016.000-002	40
	87-13-27-200-024.000-002	20
William Wendel & Sue K. Kroger	87-13-27-100-011.000-002	20
Joe Frederick Volkman	87-13-28-200-005.000-002	7.96
	87-13-28-200-006.000-002	40
	87-13-28-200-007.000-002	20
	87-13-28-200-024.000-002	20
	87-13-28-400-026.000-002	20
	87-13-28-400-025.000-002	20
Ruth Norine Keller et al.	87-13-28-400-013.000-002	20
	87-13-28-400-027.000-002	20
Alcoa Warrick LLC	87-13-28-300-011.000-002	68.55
	87-13-28-400-014.000-002	40
TOTAL		668.61

WARRICK COUNTY COUNCIL

RESOLUTION NO. 2022 - 06

A RESOLUTION CONFIRMING THE DECLARATION OF AN ECONOMIC REVITALIZATION AREA FOR REAL PROPERTY AND PERSONAL PROPERTY (UTILITY DISTRIBUTABLE PROPERTY) TAX PHASE-IN ("Rustic Hills Solar II LLC")

WHEREAS, Rustic Hills Solar II LLC (the "Applicant") has made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq. and for Tax Phase-In for real and personal (utility distributable) property located in Warrick County, Indiana and described as:

Tax Parcels 87-13-20-400-011.000-019, 87-13-20-400-015.000-019, 87-13-20-400-016.000-019, 87-13-21-300-008.000-002, 87-13-21-300-009.000-002, 87-13-21-300-025.000-002, 87-13-21-300-027.000-002, 87-13-28-100-001.000-002, 87-13-28-100-020.000-002, 87-13-29-200-003.000-019, 87-13-21-400-010.000-002, 87-13-21-400-012.000-002, 87-13-21-400-014.000-002, 87-13-22-100-029.000-002, 87-13-22-200-005.000-002, 87-13-22-300-013.000-002, 87-13-22-200-006.000-002, 87-13-22-200-007.000-002, 87-13-22-300-011.000-002, 87-13-22-300-014.000-002, 87-13-28-100-008.000-002, and 87-13-29-400-014.000-019, and as more particularly described in the legal description attached hereto as Exhibit A (the "Property").

WHEREAS, on the 15th day of February, 2022, under provision of Preliminary Resolution No. 2022-02 (the "Preliminary Resolution"), the Warrick County Council ("County Council") found the Property to meet the requirements of an Economic Revitalization Area, pursuant to IC 6-1.1-12.1 et seq., and declared the Property to be an Economic Revitalization Area and further approved property tax deductions for real property taxes for eight (8) years and personal property (utility distributable) taxes for nine (9) years commencing with increases in assessed value as more specifically set forth in that Preliminary Resolution; and

WHEREAS, notice of the adoption and substance of the Preliminary Resolution have been published in accordance with IC 5-3-1 and the County Council has conducted a public hearing as of the date hereof to determine whether the qualifications for an Economic Revitalization Area and approval of property tax deductions for real and personal (utility distributable) property taxes have been met.





NOW, THEREFORE, BE IT RESOLVED by the Warrick County Council as follows:
Section 1. The Property description, including the attached Exhibit A, is made a part hereof.


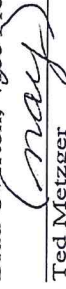

Section 2. The Preliminary Resolution, which was adopted by the County Council on the 15th day of February 2022, is hereby confirmed.

Section 3. This Confirming Resolution shall be in full force and effect from and after its passage and execution by the County Council.

PASSED, ISSUED, AND APPROVED by the County Council this 7th day of April 2022.

Warrick County Council


Greg Richmond, President

David Hachmeister

Richard Reid

Ron Bacon


Brad Overton, Vice President

Ted Metzger

Chris Whetstone

ATTEST:


Deborah K. Stevens, Auditor
Warrick County, Indiana

EXHIBIT A
RESOLUTION 2022 - 07
LEGAL DESCRIPTION

Owner	Parcel	Acres
Cornell Excavating	87-13-20-400-011.000-019	38.6
	87-13-20-400-015.000-019	25.25
	87-13-20-400-016.000-019	26.6
	87-13-21-300-008.000-002	18.59
	87-13-21-300-009.000-002	40
	87-13-21-300-025.000-002	60.75
	87-13-21-300-027.000-002	29.74
	87-13-28-100-001.000-002	78.78
	87-13-28-100-020.000-002	48.71
	87-13-29-200-003.000-019	127.57
	87-13-21-400-010.000-002	61.88
	87-13-21-400-012.000-002	40
	87-13-21-400-014.000-002	40
	87-13-22-100-029.000-002	18.12
	87-13-22-200-005.000-002	40
	87-13-22-300-013.000-002	40
	87-13-22-200-006.000-002	36.94
	87-13-22-200-007.000-002	28.54
	87-13-22-300-011.000-002	40
	87-13-22-300-014.000-002	40
	Joe Frederick Volkman	87-13-28-100-008.000-002
Ruth Norine Keller, et al	87-13-29-400-014.000-019	77.53
TOTAL		976.1

WARRICK COUNTY COUNCIL

RESOLUTION NO. 2022 - 07

A RESOLUTION SETTING THE MAXIMUM ALLOWABLE PROPERTY TAX LEVY FOR THE WARRICK COUNTY SOLID WASTE DISTRICT

WHEREAS, Indiana Code section 6-1.1-18.5-3 establishes the maximum allowable ad valorem levy ("Allowable Levy") for each civil taxing unit in Indiana, including the District;

WHEREAS, Indiana Code section 13-23-3-16(b) provides, in relevant part:

To be eligible to include within the district's budget for the following year tax revenue derived from the imposition of a property tax, the first year that a property tax will be imposed and any subsequent year in which the proposed tax levy will increase by five percent (5%) or more, a board must present identical resolutions to each of the county fiscal bodies within the district seeking approval for the use of property tax revenue within the district. The resolution must state the proposed property tax levy and the proposed use of the revenue;

WHEREAS, Indiana Code section 13-21-3-16 requires prior authorization by the Warrick County Council ("Council"), as the county fiscal body, before May 1, 2022, in order for the 2023 levy of the Warrick County Solid Waste District ("District") to be raised to the Allowable Levy;

WHEREAS, the District has informed the Council that the District is currently contemplating certain capital improvements at the recycling center that would benefit taxpayers by reducing the cost of staff and also by increasing the output of recyclable material available for resale;

WHEREAS, it is expedient for such capital improvements to be financed by debt, issued on repayment terms ranging from five to fifteen years;

WHEREAS, the District informed the Council that the District's taxpayers would incur approximately \$600,000, less nominal interest and financing expenditures, if the term of the debt to be established is at five years, rather than a longer term;

WHEREAS, it is in the interests of the taxpayers to service the debt with property tax revenue, derived insofar as is practical from the regular operating levy of the District rather than a separate and additional levy for debt service;

WHEREAS, the current regular operating levy of the District is less than the Allowable Levy and is insufficient to cover debt service on a note with a term of five years;

WHEREAS, raising the regular operating levy of the District to the Allowable Levy would enable the District to cover debt service on a note with a term of five years; and

WHEREAS, the Council will act on the levy of the District when the Council acts on the District's annual budgets, levies, and rates of the District in October 2022.

NOW, THEREFORE, BE IT RESOLVED by the County Council of the Warrick County, Indiana:


Section 1. The Council authorizes and approves that the District's maximum property tax levy for budget year 2023 may be set at \$2,352,702.

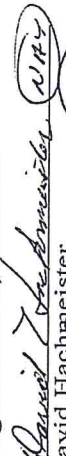
Section 2. The Council authorizes and approves that the District's property tax levy may be used to fund the annual 2023 budget consisting of operating expense and debt service.

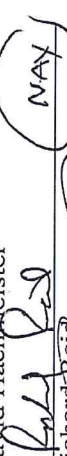
Section 3. Notwithstanding the foregoing, the Council reserves its final decision on whether to raise the regular operating levy of the District and the use of the District's property tax levy, until the Council's annual 2023 budget.


PASSED this 7th day of April, 2022.


Warrick County Council



 Greg Richmond, President



 David Hachmaeiser


 Richard Reid


 Ron Bacon


 Brad Overton, Vice President


 Ted Metzger


 Chris Whetstone

ATTEST:


 Warrick County Auditor

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