

VIGO COUNTY COUNCIL
Minutes
Tuesday, January 7, 2020 at 5:00 P.M.
Council Chambers, Vigo County Annex

Pledge of Allegiance

Auditor James W. Bramble called the meeting to order and led the Pledge of Allegiance.

Calling of the roll

Present: Lisa Spence-Bunnett, Chris Switzer, David Thompson, Vicki Weger, Mike Morris, Jim Mann II, Aaron Loudermilk.

Others Present

Kylissa Miller, Stacey Joy Todd, Channel 10 News, Brendan Kearns, John Young, Bobby James, Tim Berry, Herschel Frierson, Becca Zakowski, Karrum Nasser, Robert Effner, Adam Grossman, Jeff Lewellyn, Kevin Gardner, Larry Robbins.

Reorganization

a. ***Election of Officers.***

Vigo County Auditor James Bramble opened the floor for nominations for Vigo County Council President. A motion was made by Chris Switzer and seconded by David Thompson to nominate Mike Morris. With no other nominations a roll call vote was taken to accept Mike Morris as County Council President, **Action:** Approved. **Moved by:** Vicki Weger, **Seconded by:** David Thompson.

Motion passed. (Summary: Yes-6; No-1.)

Yes – Lisa Spence-Bunnett, Chris Switzer, David Thompson, Vicki Weger, Mike Morris, Aaron Loudermilk.

No – James R. Mann II

James Bramble passed the gavel to President Mike Morris.

President Mike Morris called for nominations for President Pro Tempore.

A motion was made by Aaron Loudermilk and seconded by Chris Switzer to nominate David Thompson as President Pro Tempore. With no other nominations, a roll call vote was taken to accept David Thompson as President Pro Tempore. **Action:** Approved. **Moved by:** Aaron Loudermilk. **Seconded by:** Chris Switzer.

Motion passed unanimously.

b. ***Adoption of Rules***

President Mike Morris presented the 2020 Rules of the County Council.

There was a proposal to change Rule 7 on pages 5 and 6 having to do with the

request for information from the Departments to council. Councilwoman Lisa Spence-Bunnett and Administrator Kylissa Miller have been working on this project. A draft of the Request of Council Form was given to all. Councilwoman Spence-Bunnett explained the reasoning behind this change. She noted that the form contains language that requires department heads or their representative to come to the committee meetings and the Council. President Morris questioned whether this was in lieu of the presentation made at a prior meeting. Councilwoman Spence-Bunnett stated it was not. It was in addition to. President Morris asked County Attorney Effner what the rules were regarding adoption or amendment of this form. Attorney Effner stated that it could not be adopted tonight, only amended. In the absence of an amendment, the rules would stay the same. Councilwoman Spence-Bunnett pointed out that the Rules provided a chance to bring this back within 60 days if the choice was to not vote on it tonight. Councilman Mann stated that it was, in fact, Rule 14. A lengthy discussion was had regarding the language and requirements of the form.

Motion: to propose the rules as amended with the word “should” suggesting in the change the presence of the department heads in the meetings. **Action:** Motion denied. **Moved by:** Lisa Spence-Bunnett. **Seconded by:** Chris Switzer. (Summary: Yes-3; No-4; Abstain-0) Yes – Lisa Spence Bunnett, Chris Switzer, Mike Morris. No – David Thompson, Vicki Weger, James Mann II, Aaron Loudermilk.

Motion: to adopt the Rules of the County Council 2020 as presented minus the highlighted language in Rule 7 which was previously discussed. **Action:** Approved. **Moved by:** Aaron Loudermilk. **Seconded by:** Chris Switzer. Before the vote, Mr. Mann wanted to clarify that they were voting to use the same Rules as 2019. Kylissa Miller pointed out that the only change in the rules is the yellow highlighted language, the year on the header and the date on the adoption. (Summary: Yes-6; No-1; Abstain-0) Yes –Chris Switzer, David Thompson, Vicki Weger, Mike Morris, James R. Mann II, Aaron Loudermilk. No-Lisa Spence-Bunnett.

Motion: to adopt the rules of the County Council 2020. **Action:** Approved, **Moved by:** Vicki Weger, **Seconded by:** Jim Mann II.
Motion passed.

c. ***Establishment of Tentative Meeting Schedule***

The 2020 Vigo County Council meetings are tentatively set for the second Tuesday of each month with the exception of April, which will be held Thursday, April 2, 2020, and October, which will be held on Thursday, October 1, 2020 due to scheduling conflicts. President Morris pointed out that the meeting could be scheduled in the City Court Room if those meetings needed to be scheduled on the second Tuesday. There are no scheduled meetings in July and December. Mr. Mann raised the question

whether the annual conference date conflicts with the October meeting date this year as it did last. Auditor Bramble indicated that he had checked the website but dates had not yet been posted. Councilman Loudermilk questioned whether they were looking at the time of the meetings or just the date. President Morris indicated that it was just the date at the moment. Next Council meeting will be held February 11, 2020 in the Council Chambers.

Motion: to tentatively keep schedule as proposed. **Action:** Approved.
Moved by: Vicki Weger. **Seconded by:** James R. Mann II.
Motion passed unanimously.

The discussion then moved to the time of day of the meeting.

Motion: to move the 2020 Council meetings to start at 5:00 p.m. instead of 6:00 p.m. **Action:** Approved. **Moved by:** David Thompson. **Seconded by:** Aaron Loudermilk.
Motion passed. (Summary: Yes-4, No-3, Abstain-0)
Yes-David Thompson, Vicki Weger, Mike Morris, Aaron Loudermilk.
No-Lisa Spence-Bunnett, Chris Switzer, James R. Mann II.

Next Council meeting will be held February 11, 2020 at 5:00 PM in the Council Chambers.

Auditor Bramble pointed out that even though it had been omitted from the Agenda, there were minutes from the Special Call meeting held on December 2, 2019 that needed to be approved or amended. Aaron Loudermilk made a motion to approve the minutes from the December 2, 2019 meeting as presented.

Action: Approved. **Moved by:** Aaron Loudermilk. **Seconded by:** David Thompson. Motion passed unanimously.

Public comments

There were none.

Communications from elected officials of the County

Councilwoman Lisa Spence-Bunnett wanted to note that she had once again provided proposed documents for tax abatement scoring. It is not for consideration tonight but just wanted to bring it back into view with the hope of adopting it at a later date.

Communications from other officials or agencies

Becca Zakowski with Crowe spoke to the Council regarding an update on the jail bond sale which closed in December. Eight accounts placed an order on the day of sale totaling \$65.9 million. The sale did attract local investors, including Old National Bank. Borrowing was able to be reduced by accumulated revenues. A surety policy was able to be obtained which means \$4.1 million will be released back

to the County when the project is complete and a surety policy will take effect at that time. The County will be able to redeem/call the bonds beginning July 15, 2029.

Mr. Mann questioned whether any debt was left in payment for the prior jail project at the Cherry Street location. It was confirmed that all debt had been paid off and nothing more was owed as of the final payment made in December 2019.

Reports from standing committees

There are none.

First reading by summary reference of proposed ordinances and resolutions

The log sheet was reviewed. President Morris stated that a tax abatement was also being presented tonight that would need a unanimous vote to be considered. Jeff Lewellyn of the Wilkinson Law Firm then spoke on behalf of Industrial Maintenance Engineering, Inc. d/b/a AIS Gauging here in Terre Haute. The president of the corporation, John Young, was also present. They are requesting that this Petition and Resolution be considered as a first reading and adoption tonight for this 10-year real property tax abatement for a portion of the former Pfizer property located in the Industrial Park down south. A history of the business and a description of their product was then presented along with their current employee numbers and salaries and their projected increase in employees/salaries. Mr. Lewellyn indicated that he had talked with Kylissa Miller in November about this filing but discovered there would be no regular December meeting and the January meeting was a restructuring meeting and no business is conducted. If required to wait until February for first reading, final action could not be approved until March. In order to update/remodel the property and building, they would be unable to get their business up and running by May which is their planned timeline. Councilman Loudermilk also indicated that he had spoken with the parties involved and was aware of the good faith effort that had been made to get this abatement process filed beginning back in November. Councilwoman Spence-Bunnet also commented on the completeness of the information supplied for the abatement. Councilman Mann asked for confirmation that this abatement was only for real property and not personal property. Mr. Lewellyn stated that such was correct. Further discussion ensued about the business. Councilwoman Weger indicated that she was very pleased with the presentation and would make a motion that initial approval be granted on the tax abatement. Upon discussion, the first motion made by Councilwoman Weger was to suspend the rules in order to act upon this abatement tonight.

Action: Approved. **Moved by:** Vicki Weger. **Seconded by:** Lisa Spence-Bunnett. Motion passed unanimously.

Councilwoman Weger then made a motion to give preliminary approval for a tax abatement to Industrial Maintenance Engineering.

Action: Approved. **Moved by:** Vicki Weger. **Seconded by:** Aaron Loudermilk. Before the vote was conducted, Councilman Mann noted that a

Resolution Number would need to be filled in to make it an official document so that it can be assigned to a committee. It was decided that the Resolution Number would be 2020-1. Upon a call of the roll, the motion passed unanimously.

Councilman Mann then made a motion to reinstate the rules.

Action: Approved. **Moved by:** James R. Mann II. **Seconded by:** Aaron Loudermilk. Motion passed unanimously.

Appointments

President Mike Morris presented the Vigo County Council 2020 outside and internal Appointments along with the committees. They are as follows:

Alcoholic Beverage Commission- 1 Year- Stephen Price
Property Tax Assessment Board of Appeals- 1Year- Carl “Steve” Lynch-Democrat
Property Tax Assessment Board of Appeals- 1 Year- David Phelps- Republican
Board of Zoning Appeals-4 years – Scott Lough
Vigo County Public Library Board-4 years – Valentine Muyumba
Terre Haute Economic Development Commission- 1 Year- Jamie Amodeo
E911 Advisory Board- David Thompson
Emergency Management Advisory Council- David Thompson
Pre-Disaster Mitigation Committee (Council President) – Mike Morris
MPO Policy Board-1 year – Mike Morris
Building Inspection Advisory Board- Chris Switzer
Vigo County Fair Board- Aaron Loudermilk (designee)
Wabash River Development and Beautification- Lisa Spence-Bunnett
Council Administrator- Kylissa Miller
Council Attorney- Robert Effner
Annual Budget Committee- Jim Mann (Chair), Chris Switzer, Vicki Weger
Budget Adjustments, Transfers, and Appropriations Committee- David Thompson (Chair), Lisa Spence- Bunnett, Chris Switzer
Personnel Committee- Aaron Loudermilk (Chair), Lisa Spence-Bunnett, David Thompson
Council Rules Review Committee (ad hoc)- No Current Appointments
Criminal Justice Advisory Committee – Aaron Loudermilk, Mike Morris, David Thompson.
Community Strategic Finance Committee – Commissioner Appointed.

Auditor Bramble announced that he had been in contact with Mr. Berry regarding the date of the AIC Conference and it was scheduled for September 21-24 and, therefore, would not conflict with the proposed Council meeting scheduled for September or October.



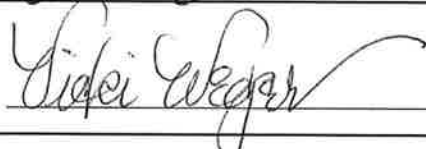
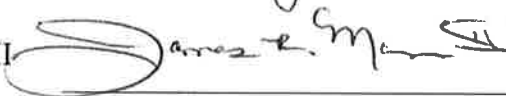

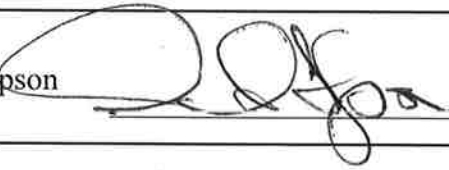

Adjournment

Motion: to adjourn. **Action:** Adjourn. **Moved by:** Aaron Loudermilk. **Seconded by:** James R. Mann II.
Motion passed unanimously.

MINUTES OF THE VIGO COUNTY COUNCIL

January 7, 2020

Presented to the Vigo County Council, read in full and adopted as written this 11th day of February, 2020.

Aye <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>		
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	Lisa Spence-Bunnett	
Aye <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>		
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	Chris Switzer	
Aye <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>		
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	Vicki Weger	
Aye <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>		
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	James R. Mann II	
Aye <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>		
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	Aaron Loudermilk	
Aye <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>		
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	David Thompson	
Aye <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>		
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	Mike Morris, President	

Attest:



James W. Bramble
Vigo Auditor

**RESOLUTION BY COUNTY COUNCIL OF
VIGO COUNTY, INDIANA**

Resolution No. 2020-01

A Resolution of the County Council of Vigo County, Indiana, Designating an Area Within Vigo County, Indiana located in the Vigo County Industrial Park, commonly known as Building 606, (formerly a Pfizer property), Carlisle Dr., Terre Haute, Indiana, as an Economic Revitalization Area for the Purpose of Ten (10) Year Real Property Improvements for Industrial Maintenance Engineering, Inc., an Indiana corporation, d/b/a/AIS Gauging or their Designee.

WHEREAS, a Petition for a ten (10) year real property improvements tax abatement has been filed by Industrial Maintenance Engineering, Inc., an Indiana corporation, d/b/a/AIS Gauging, or their Designee, (hereafter referred to as "Petitioner"), with the County Council of Vigo County, Indiana requesting that the real property described therein be designated as Economic Revitalization Area for purposes of real property improvement; and

WHEREAS, the Petitioner has submitted a Statement of Benefits and provided all information and documentation necessary for the County Council of Vigo County, Indiana to make an informed decision, said information including a description of the real property located in the Vigo County Industrial Park, commonly known as Building 606, (formerly a Pfizer property), a legal description thereof, a description of improvements, which are hereby made a part hereof; and

WHEREAS, Petitioner has estimated that its investment in the project (the "Project") to be located at said real estate itself will create 9 additional new full-time jobs with an approximate annual salary payroll of \$732,000.00, plus benefits, within the first year. Within 5 years we intend to have a total of 26 jobs with an annual payroll of \$1,300,000.00; and

WHEREAS, Petitioner has stated its intention that remodeling renovation, rehabilitation and refitting of the existing approximate 15,000 square foot structure for its office and manufacturing facility located on approximately 6.92 acres of land in the Vigo County Industrial Park for the housing and operation of it business as a servicer and manufacturer of gauging systems for the manufacturing of sheet goods; and

WHEREAS, Petitioner will have fee title ownership of the real property improvements as Industrial Maintenance Engineering, Inc., an Indiana corporation, d/b/a/AIS Gauging; and

WHEREAS, the County Council of Vigo County, Indiana is authorized under the provisions of I.C. 6-1.1-12.1-1 et seq. to designate areas of Vigo County, Indiana as economic revitalization areas for the purpose of tax abatement; and

WHEREAS, the County Council of Vigo County, Indiana has considered the Petition and Statement of Benefits and has conducted a complete and proper investigation of the subject property and neighborhood to determine that the area qualifies as an economic revitalization area under Indiana statutes; and

WHEREAS, the County Council of Vigo County, Indiana has found the subject property to be an area within the boundaries of Vigo County, Indiana, which area had become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, or other factors which have impaired values or prevent a normal development of property or use of property.

NOW, THEREFORE, IT IS FOUND, DETERMINED AND RESOLVED by the County Council of Vigo County, Indiana that:

1. The Petitioner's estimate of the value of the Project, both as to the value of redevelopment of the real estate and real estate improvements to be built and placed upon the subject real property is reasonable for projects of that nature in order to construct and operate its manufacturing plant.

2. The Petitioner's estimate of the number of individuals who will be employed as a result of the development of the real property can reasonably be expected to result from the Project.

3. The Petitioner's estimate of the annual salaries of the individuals who will be employed, and the benefits thereby, can reasonably be expected from the Project.

4. The totality of the benefits of the Project are sufficient to justify a ten (10) year property tax deduction from assessed valuation for real estate improvements to result therefrom under I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4, and each and all of such deductions should be, and they are hereby, allowed.

5. The tax abatement for real property improvements authorized herein shall be for a term of and shall apply for ten (10) years. Such deduction should be, and they are hereby, allowed in the amount determined under IC 6-1.1-12.1-17 and the following schedule:

YEAR OF DEDUCTION	PERCENTAGE
1st	100%
2nd	90%
3rd	80%
4th	70%
5th	60%
6th	50%
7th	40%
8th	30%


9th	20%
10th	10%
11th and thereafter	0%

6. The Petition for designating the subject property as an Economic Revitalization Area for the purposes of ten (10) year real property tax and the Statement of Benefits (copies of which were submitted with the Petition) has been and is hereby approved and the real estate described hereinabove is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 et seq., for a period of ten (10) years following the first passage of this Resolution.

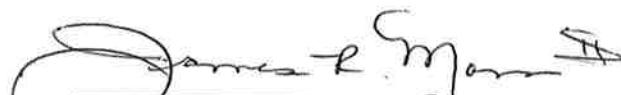
7. A copy of this Resolution, following its passage, shall be filed with the Vigo County Assessor as required by I.C. 6-1.1-12.1-2.5(c). A copy of this Resolution, following its passage, shall further be published in accordance with I.C. 5-3-1.

Passed in Open Council this 7th day of January 2020.

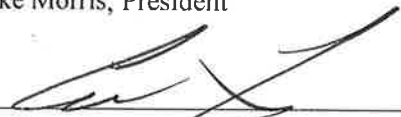
VIGO COUNTY COUNCIL



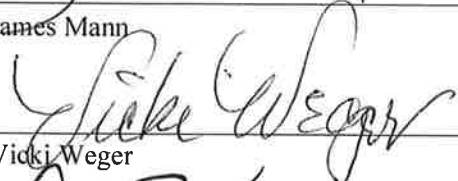
 Mike Morris, President



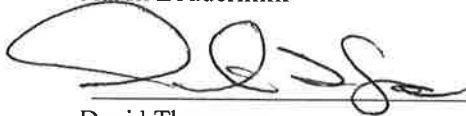
 James Mann



 Aaron Loudermilk



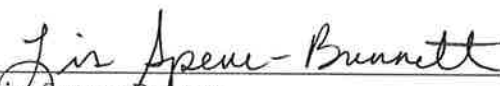
 Vicki Weger



 David Thompson



 Chris Switzer



 Lisa Spence-Bunnett

ATTEST:



 James Bramble, Vigo County Auditor

This instrument prepared by:

Jeffrey A. Lewellyn, #15216-34
 Wilkinson, Goeller, Modesitt,
 Wilkinson & Drummy
 333 Ohio Street
 Terre Haute, Indiana 47807