

DUBOIS COUNTY COUNCIL

June 19, 2023

The Dubois County Council met on Monday, June 19, 2023 in the Commissioner/Council Chambers in the Dubois County Annex. President Michael W. Kluesner called the meeting to order at 4:30 p.m. Present at the meeting were Board Members Michael W. Kluesner, Sonya Haas, Alex P. Hohl, Doug Uebelhor, Ryan Craig, Meredith I. Voegerl, Daryl L. Schmitt, Auditor Sandra L. Morton and Deputy Auditor Lynn Gosman.

RE: PUBLIC HEARING - WABASH VALLEY FOODS

As advertised, President Kluesner called to order the Public Hearing for the Real and Personal Property Tax Abatements at 4:30 p.m. Wabash Valley Foods CFO Andrew Seger and Attorney William Kaiser were present. There being no public comments, Daryl Schmitt made a motion to close the public hearing, seconded by Ryan Craig. The motion carried unanimously. The Public Hearing was closed at 4:26 p.m.

RE: RESOLUTION 2023-07

President Kluesner presented Resolution 2023-07 for approval. A motion was made by Ryan Craig to approve Resolution 2023-07, was duly seconded by Meredith Voegerl, and carried unanimously.

COUNTY COUNCIL OF DUBOIS COUNTY, INDIANA

**CONFIRMATORY RESOLUTION DESIGNATING A
PORTION OF DUBOIS COUNTY, INDIANA, AS AN ECONOMIC
REVITALIZATION AREA**

Resolution No. 2023-07

REAL AND PERSONAL PROPERTY TAX ABATEMENT

WHEREAS, the County Council ("Council") of Dubois County, Indiana, did on June 5th, 2023, adopt Resolution No. 2023-06 designating certain Wabash Valley Foods, LLC ("Taxpayer") real and personal property (the "Declaratory Resolution") located in Harbison Township, Dubois County, Indiana and set forth in the Declaratory Resolution as an economic revitalization area (the "ERA") under and pursuant to Indiana Code 6-1.1-12.1 (the "Act") based on Taxpayer's intent to develop a new egg processing facility in Harbison Township (Exhibit A), and in the course of doing so, intends to completely renovate a vacant 53,880 square foot building formerly used for wood manufacturing. Taxpayer also intends to develop and construct an additional 32,250 square feet primarily for freezer space with a total overall real property investment of approximately \$24,000,000.00 and total personal property investment of approximately \$39,000,000.00 (collectively, the "Project"); and

WHEREAS, as directed in the Declaratory Resolution, notice of the adoption of the Declaratory Resolution and all other disclosures required by IC 6-1.1-12.1-2.5 have been duly published in accordance with IC 5-3-1; and

WHEREAS, as it appears in the records of this Council, no remonstrances or objections have been received, and the Council shall now consider the Declaratory Resolution and hear evidence thereon; and

WHEREAS, the Council hereby determines that the deduction under IC 6-1.1-12.1-4.5 should be allowed based on the following findings:

(i) The value of the redevelopment or rehabilitation and of the proposed cost of the new manufacturing equipment and real property improvements are reasonable for projects and equipment of this nature, respectively; and

(ii) The number of individuals who are expected to be employed reasonably result from the redevelopment or rehabilitation and installation of the new manufacturing equipment and real property improvements; and

(iii) The annual salaries of those individuals to be employed reasonably resulted from the redevelopment or rehabilitation and the installation of the new manufacturing equipment and real property improvements;

(iv) The number of individual opportunities for employment, both temporary and permanent, and the compensation paid to employees, along with the value of the acquisition and construction of the improvements, create benefits of the type and quality anticipated by this Council within the ERA and can reasonably be expected to result from the described redevelopment or rehabilitation and the installation of the new manufacturing equipment and real property improvements; and

(v) The totality of the benefits provided by the redevelopment or rehabilitation and the installation of the new manufacturing equipment and real property improvements is sufficient to justify the deduction; and

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WHEREAS, the Council hereby determines that use of the alternative deduction schedule authorized under IC 6-1.1-12.1-1, et seq. is appropriate as demonstrated by:

- (i) The total amount of the Taxpayer's investment in real and personal property;
- (ii) The number of new full-time equivalent jobs created;
- (iii) The average wage of the new employees compared to the state minimum wage; and
- (iv) The infrastructure requirements for the Taxpayer's investment; and

WHEREAS, the Council hereby finds that the purposes of the Act are served by allowing the deduction provided by IC 6-1.1-12.1-4.5 in accordance with the alternate schedule attached hereto as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF DUBOIS COUNTY, INDIANA, THAT:

Section 1. The Declaratory Resolution as adopted by this Council on the 5th day of June, 2023, is now and hereby in all things, ratified, approved and confirmed.

Section 2. The Taxpayer shall be entitled to the deduction provided by IC 6-1.1-12.1-4.5 in accordance with Exhibit B.

Section 3. The SB-1s and abatement application submitted by the Taxpayer are hereby approved.

Section 4. This resolution shall be effective from and after passage.

PASSED AND ADOPTED, by the County Council of Dubois County, Indiana this 19th day of June, 2023.

EXHIBIT A

**PROJECT MAP
OUTLINE OF THE PROJECT AREA**



EXHIBIT B

REAL AND PERSONAL PROPERTY TAX ABATEMENT SCHEDULES

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Real Property Abatement	
Year	Abatement Percentage
Year 1	100%
Year 2	95%
Year 3	85%
Year 4	75%
Year 5	65%
Year 6	55%
Year 7	45%
Year 8	35%
Year 9	25%
Year 10	10%

Personal Property Abatement	
Year	Abatement Percentage
Year 1	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%

RE: MINUTES

President Kluesner asked if there were any corrections or additions to the minutes from the meeting held on May 22, 2023. On motion made by Daryl Schmitt, seconded by Doug Uebelhor, the minutes were approved as written.

President Kluesner asked if there were any corrections or additions to the minutes from the special meeting held on June 5, 2023. On motion made by Meredith Voegerl seconded by Sonya Haas, the minutes were approved as written.

RE: SOLID WASTE MANAGEMENT DISTRICT VEHICLE

SWMD Director Carla Striegel-Winner appeared to request an additional appropriation in the amount of \$20,000 to purchase a used box truck as recommended by the Solid Waste Management District Board. The 2002 Isuzu NPR has high mileage and is having maintenance and repairs issues. Consensus was to advertise for an Additional Appropriation from Cum Cap Funds in the amount of \$20,000 for the July meeting.

RE: 911 INDIGITAL TERMINAL PURCHASE

911 Communications Director Stuart Wilson appeared to request an additional appropriation in the amount of \$24,000 from Statewide 911 Surcharge funds to purchase a new 911 terminal to be located at the City of Jasper dispatch center. This is used as a secondary Public Safety Answering Point and serves as a backup 911 center for the primary location. Consensus was to advertise for an Additional Appropriation from Statewide 911 Surcharge funds in the amount of \$24,000 for the July meeting.

RE: SOLID WASTE (STICKER) AMENDED SALARY ORDINANCE

Human Resources Generalist Markie Rhodes presented information on a wage classification change approved by the Commissioners. The position of Solid Waste Truck Driver was changed to Solid Waste Foreman and the wage classification was changed from LTC IV to LTC VI. Auditor Morton presented an Amendment to the Salary Ordinance for the Solid Waste (Sticker) Foreman to be paid \$23.07 per hour maximum. The position will begin duties on June 19, 2023. A motion was made to approve the Amended Salary Ordinance by Ryan Craig, was duly seconded by Doug Uebelhor and carried unanimously.

RE: SHERIFF PENSION – FIRST AMENDMENT

Sheriff Tom Kleinhelter presented the First Amendment to the Dubois County Police Retirement Plan as previously discussed on April 24, 2023. Changes to the plan are as follows: the addition of the Deferred Retirement Option Program (DROP) effective January 1, 2024; the addition of a 32-year

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maximum (increased from 26 years) of credited service in computing the Late Retirement Benefit effective January 1, 2024; and in the event a participant dies prior to the commencement of any benefit from the plan, a death benefit shall be payable to the surviving spouse/designated beneficiary effective July 1, 2023.

Daryl Schmitt made a motion to approve the First Amendment to the Dubois County Police Retirement Plan as presented, was duly seconded by Ryan Craig and carried unanimously.

RE: JAIL INMATE MEDICAL EXPENSES

Sheriff Tom Kleinhelter requested an Additional Appropriation of \$10,000 for Jail Inmate Medical expenses. Consensus was to advertise for an Additional Appropriation in the General Fund in the amount of \$10,000 for the July meeting.

RE: COPS HIRING GRANT

Sheriff Kleinhelter noted the COPS Hiring Grant award notification should occur by October 2023.

RE: GENERAL FUND - ADDITIONAL APPROPRIATION

Auditor Morton requested an Additional Appropriation in the General Fund Commissioners' Other Services in the amount of \$9,000 for Worker's Compensation Insurance. A motion was made to approve the request by Meredith Voegerl and seconded by Sonya Haas. The motion carried unanimously.

RE: HIGHWAY FUND – ADDITIONAL APPROPRIATION

Auditor Morton requested an Additional Appropriation in the Highway Fund Other Services in the amount of \$60,000 for Equipment Repairs. A motion was made to approve the request by Doug Uebelhor and seconded by Sonya Haas. The motion carried unanimously.

RE: CUM BRIDGE FUND – ADDITIONAL APPROPRIATION

Auditor Morton requested an Additional Appropriation in the Cum Bridge Fund Other Services in the amount of \$10,000 for Repairs and Maintenance. A motion was made to approve the request by Ryan Craig and seconded by Sonya Haas. The motion carried unanimously.

RE: COURTHOUSE ANNEX COOLING TOWER REPLACEMENT

Auditor Morton reported on an issue with the Cooling Tower at the Courthouse Annex. The County Commissioners approved a quote to replace the unit from Messmer Mechanical in the amount of \$83,000 pending funding by the County Council. Consensus was to advertise for an Additional Appropriation from LIT-ED Funds in the amount of \$83,000 for the July meeting.

Ryan Craig made a motion to approve proceeding with ordering the replacement chiller at this time due to supply delays. Meredith Voegerl seconded the motion. The motion passed unanimously.

RE: ASSESSOR SERVICE WINDOW

Auditor Morton presented a quote to install a service window in the Assessor's in the amount of \$9,245.00 from Tom Schroering Construction. The Local Assistance Tribal Consistency Fund (LATCF) will be used.

RE: LOCAL INCOME TAX - PUBLIC SAFETY

President Kluesner opened discussion on whether to implement a LIT-Public Safety Tax. Passage of the income tax was requested by County and Municipal Law Enforcement Departments to assist with revenues for public safety. Consensus was not to proceed at this time.

RE: COMMITTEE REPORTS

Reports were given by council members that serve on the following committees:
911 Advisory Board – Doug Uebelhor gave an update from the 911 Advisory Board meeting.
Emergency Management Agency – Doug Uebelhor reported on the EMA Board meeting.
Solid Waste Management District – Sonya Haas attended the SWMD Board meeting.

RE: INCENTIVE POLICY

Auditor Morton is working with Human Resources Generalist Markie Rhodes to prepare a County Incentive Policy.

RE: ADJOURNMENT

With no further business to conduct, a motion to adjourn was made by Doug Uebelhor, seconded by Sonya Haas. The meeting was adjourned at 5:57 p.m.