

**SWITZERLAND COUNTY BOARD OF COMMISSIONERS
and
SWITZERLAND COUNTY COUNCIL**

JOINT MEETING
MONDAY, AUGUST 15, 2016

The Switzerland County Board of Commissioners and the Switzerland County Council met in joint session pursuant to law and by being duly advertised.

Those present: commissioners: Mark Lohide, Steve Lyons, and Josh South, council: Mike Bear, Steve Crabtree, Terry Hall, Elizabeth Jones, Glenn Scott, and John Gary Welch, council attorney, Cody Kendall, the auditor, Gayle Rayles, and the commissioners' assistant, Bruce Williams. Council member, Rachel Schuler and county attorney, Wil Goering, were absent.

Steve Lyons and Glenn Scott co-chaired the meeting.

#1 East Enterprise Regional Sewer District

Susan Craig, of SIRPC, was in attendance. Information about the grant was discussed and the "letter of intent" that needed signed by this Friday. The project will cost \$1.3 million and the grant request is for \$650,000.00 with an additional \$50,000.00 possibly available after a rate study is completed. The grant application is due by October 14, 2016 and they should know whether or not it is approved by the end of this year.

Other issues discussed:

- Collection rates
- Expansion and sustainability
- Cash flow

Elizabeth made a motion to fund this project up to \$700,000.00, seconded by Mike and the motion carried with Steve C., John Gary, and Terry voting yes and Glenn voting no.

#2 SCER Facility - Build/Purchase

Steve L. explained that the Switzerland County EMS board had changed their minds and have decided to sell their building to the county. Two appraisals have been done as required; the average of the 2 is \$187,000.00. Steve L. also said that inspections for mold, air quality, and the structure have been completed. The house is 6-7 years old. The pole barn structure is in good shape. Some cleaning and a few repairs will need to be made. A new building would cost \$150.00 to \$200.00 per square foot plus engineering and other costs and would not be available for use by next winter. The SC EMS building is available for \$187,000.00 and could be ready to move into next month.

Josh said we need to take our emotions out of the equation and consider buying the existing EMS building. He said at one point he was ready to build a new building but logically the only way to go is to buy the SC EMS building. We need to forget the past and move on and do what's best for the county.

Steve L. said we need to be fiscally responsible as there are many other expenses on the table.

Mark stated he was opposed to buying the EMS building and most people he had talked with were also opposed to buying it.

JOINT MEETING – PAGE 2

SCER Facility – Build/Purchase cont'd

Glenn opened the floor for public comments:

- The difference of \$500,000.00 would go a long way toward the purchase of a chase-vehicle and more employees.
- The pole barn needs a face-lift with new signage and flags.
- There is no room for expansion on the site next to the jail and if we build there it would also eliminate any future expansion of the jail.
- What people care about is the service they receive when they are in trouble. They want the best person and the best equipment; they don't really care where the vehicles are parked.
- When will the house section, that Tommy Sullivan is renting, be available?
- The sheriff has been gracious to house the SCER but they cannot stay there permanently. One room for everything is taxing for the SCER staff and the sheriff is giving up part of his building.
- Where is the money going from the transaction? Cody and Josh explained that SC EMS is a not-for-profit organization and their bylaws spell out where the money will go.
- It was voiced that it is appreciated that the county initiated a new service.

Steve C. asked the commissioners for a decision on building or buying. Josh made a motion to purchase the SC EMS building for \$187,000.00, reluctantly seconded by Mark who said maybe the county could build a new building in the future and all agreed to the motion.

Steve L. asked the council if they would fund the purchase. Glenn asked for a motion. Steve C. made a motion to fund the purchase of the SC EMS building which was seconded by Elizabeth. Terry stated he hated to buy the building that we had already paid for. The motion carried with Mike and John Gary voting yes, Terry voting no, and Glenn abstaining.

There was a discussion about title insurance and the purchase agreement. It was recommended we have a penalty written into the purchase agreement for any delays in the building not being available on a designated day. The tentative closing day is September 19th with the facility to be available on September 20th. Josh made a motion to have a \$30.00 per day penalty written into the agreement, seconded by Mark and all agreed.

#3 Grocery Store

Jon Bond, of Economic Development, brought a new agreement between the county and the owner of the Vevay IGA, Eric Rabe, for the county to consider. The terms are similar to the original agreement. Glenn called for a motion to examine the agreement. Steve C. made a motion to examine the agreement which was seconded by Terry. Glenn called for a vote: Terry and Steve C. were in favor and Elizabeth, Mike and John Gary were against. The motion failed.

Steve L. brought up the pending balloon payment with Keystone on the Tech Building. Jon Bond said there are several ways to address this:

- Selling the building and leasing the part we need.
- When is the agreement with ECO15 up?
- Bonds to cover the \$2,400,000.00 balloon payment. Jon said it may be difficult to get funding for bonds backed by casino revenue rather than property taxes.
- Backing with property taxes but using casino revenue to pay.

Gayle suggested contacting Friendship State Bank. The current bonds they are carrying are already backed with casino funds. There are only a couple of years left on the bonds and they are at the highest interest rate of the term. Friendship State Bank may agree

JOINT MEETING – PAGE 3

Grocery Store cont'd

to refinance the current bonds plus the \$2,400,000.00 in one new bond issue. This would just be slightly more than the original bonds they financed.

Jon said he has an appointment with Crowe. He will ask them to shop for riverboat revenue backed bonds. The cost will be \$20,000.00 to \$30,000.00. Steve C. made a motion to authorize \$20,000.00 for Jon to use toward refinance the tech building loan with bonds, seconded by Terry and all agreed.

With no further business to come before the session, Josh made the motion to adjourn, seconded by Mark and all agreed. The meeting adjourned at 7:43 p.m.

Commissioners:

Council:

Attest: _____

Gayle A. Rayles, Auditor
Switzerland County, Indiana