

CASS COUNTY COUNCIL
November 19, 2021

The Cass County Council met at 9:00 a.m. in the Commissioner Hearing Room. Present were Brian Reed, Bruce Ide, Dean Davenport, Damon Foreman, Dave Redweik, Tracy Williamson, Attorney Jeff Stanton, and Auditor Cheryl Alcorn. Grover Bishop were absent.

Brian Reed opened the meeting with the Pledge of Allegiance and a moment of silence following.

MEETING MINUTES – Dave Redweik made a motion to approve meeting minutes as presented for the Regular Meeting, Binding Budget Hearing, and Special Meeting, Dean Davenport seconded. Motion carried unanimously.

TRANSFER OUT OF SERIES –

IT Department requested transfer out of series in Fund 1000 from the following line accounts:

Account Line 11013.029 to Account Line 32140.029 in the amount of \$5,000
Account Line 18001.029 to Account Line 32140.029 in the amount of \$3,500

Tracy Williamson made a motion to approve the transfer out of series as presented, Dave Redweik seconded. Motion carried unanimously.

Clerk requested transfer out of series in Fund 1000 from the following line accounts:

Account Line 22360.001 to Account Line 47203.001 in the amount of \$3,100

Dave Redweik made a motion to approve the transfer out of series as presented, Bruce Ide seconded. Motion carried unanimously.

Highway Department requested transfer out of series in Fund 1176 from the following line accounts:

Account Line 15230.201 to Account Line 23311.201 in the amount of \$77,000
Account Line 11013.201 to Account Line 23311.201 in the amount of \$20,000
Account Line 13001.201 to Account Line 23311.201 in the amount of \$9,000

Tracy Williamson made a motion to approve the transfer out of series as presented, Dave Redweik seconded. Motion carried unanimously.

Highway Department requested transfer out of series in Fund 1169 from the following line accounts:

Account Line 42440.216 to Account Line 23311.216 in the amount of \$20,000

Tracy Williamson made a motion to approve the transfer out of series as presented, Dave Redweik seconded. Motion carried unanimously.

Weight and Measures requested transfer out of series in Fund 1000 from the following line accounts:

Account Line 23300.020 to Account Line 32130.020 in the amount of \$200

Bruce Ide made a motion to approve the transfer out of series as presented, Dave Redweik seconded. Motion carried unanimously.

ORD. 21-08 SALARY AMENDMENT – Cheryl Alcorn requested approval of amendment to correct the payroll clerk salary based on lateral move of employee and correct the 1st Deputy salary to include the remaining stipend from previous payroll clerk.

Bruce Ide made a motion to approve salary amendment as presented, Dave Redweik seconded. Motion carried unanimously.

ORD. 21-09 2022 SALARY ORDINANCE – Dave Redweik made a motion to approve 2022 Salary Ordinance as presented, Tracy Williamson seconded. Motion carried unanimously.

RES. 21-06 DECLARATORY TAX ABATEMENT – APPLESEED SOLAR, LLC – Christy Householder introduced Resolution 21-06 describing the tax abatement proposal and declaring the specific location of project as an economic revitalization area. Public hearing will be conducted prior to solidifying resolution of tax abatement. Legal Counsel Rick Hall added the declaratory resolution is an additional step in the abatement process for transparency purposes.

Bakertilly Advisor, Greg Balsano distributed financial spreadsheets showing the economic impact of the project. Project will provide investment of \$232.4 million in additional assessed value to the county. Increase in assessed value provides additional tax levy for the life of the project. The difference of a traditional tax abatement savings compared to proposed ten-year 100% tax abatement would contribute to an economic development payout to the county of \$9,325,000.

Kyle Resetarits, Legal Counsel for Appleseed Solar explained the purpose of Resolution 21-06 is to set the public hearing date and confirm the project area is considered an economic revitalization area. Economic revitalization for Cass County was established in 2013. This is a preliminary step unique to this project in an effort to be transparent before moving forward with the project.

NextEra Energy, Project Manager Matt Johnson provided power point presentation outlining Appleseed Solar Project. Project lifespan estimated over 30 years providing approximately 200 megawatts equivalent to powering 65,000 homes. Project includes 1,600 acres of which only 1,200 would be consider in the fence located north of Walton. Benefiting the county in \$30 million in tax revenue increasing capital investment and assessed value of land. Construction of the project requires up to 300 workers. Upon project approval the construction will begin in the fall of 2022. No pollution to air, water, or soil. Decommission of the project will be reassessed every five years by third party engineer and is bonded to insure no burden is placed on the taxpayers.

Resolution 2021-06 Declaratory Tax Abatement – Appleaseed Solar, LLC was presented to the Council for approval.

Bruce Ide made a motion to approve Resolution 21-06 Declaratory Tax Abatement – Appleaseed Solar, LLC amending the Public Hearing date to December 10, 2021, Damon Foreman seconded. Motion carried 4 in favor and 2 opposed. Dave Redweik and Dean Davenport opposed, due to the lack of time to review information.

JAIL SUPPLEMENTAL FUND USAGE – Sheriff Schroder requested approval for usage of commissary funds for purchases at Sheriff’s discretion.

Dave Redweik made a motion to approve the use of commissary funds at the Sheriff’s discretion, Bruce Ide seconded. Motion carried unanimously.

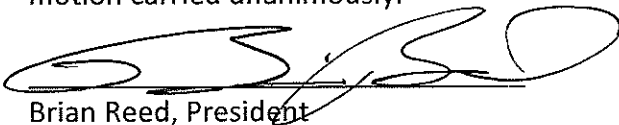
PUBLIC COMMENT-

Steve Eberly, Hoosiers for Renewables, Pine Village - Distributed graph chart showing the decline of Net Assessed Value \$4,872,400 from 2017 to 2022 for Cass County.

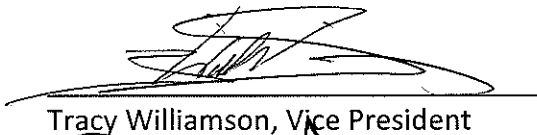
Lora Redweik, 5524 N CR 600 E, Twelve Mile – Concerns of the tax abatement proposal and definition of Economic Revitalization Area is undesirable land. Approval of this project will expand to future renewal energy projects consuming valuable land deemed undesirable.

Matt Johnson & Kyle Resetarits, NEXtera Energy Resources – The project will consume six tenths of one percent of the farmland in Cass County. Land within the barrier fence will be reclassified as solar rate for assessment purposes.

ADJOURNMENT – Dave Redweik made a motion to adjourn, Dean Davenport seconded. The motion carried unanimously.



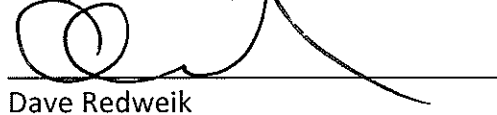
Brian Reed, President



Tracy Williamson, Vice President

(absent)

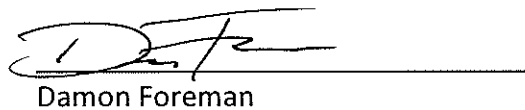
Grover Bishop



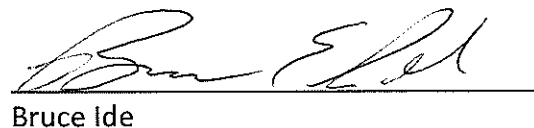
Dave Redweik

(absent)

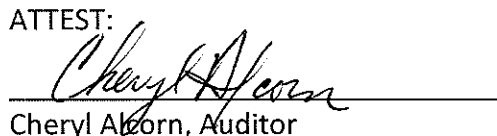
Dean Davenport



Damon Foreman



Bruce Ide

ATTEST:


Cheryl Alcorn, Auditor