

**Commissioner's Meeting  
July 21, 2025**

Date & Time: 2025-07-021 8:00 A.M.

Location: Room 106

Attendees: Jeremy Pasel Gabriel Nobbe and Brian Wenning

### **Opening**

- Welcome and Opening Remarks
  - The meeting commenced at 8 o'clock with a welcome to attendees.
  - Title VI forms are available for attendees to fill out and submit to the auditor's office.
- **Pledge of Allegiance and Prayer**
  - The meeting began with the Pledge of Allegiance led by Ken Mobley followed by prayer from Pastor Ray Sweet

### **Approval of Previous Meeting Minutes and Claims**

- The minutes from the July 7th meeting were reviewed and motion made to approve by Brian Wenning, seconded by Gabe Nobbe, motion carried unanimously.
- Claims were reviewed, and no issues were found, leading to Brian Wenning making a motion to approve, seconded by Gabe Nobbe, motion carried unanimously.

### **Payroll and Overtime Discussion**

- Payroll for July 17, 2025, amounted to \$412,823.12.
- Discussion on overtime, particularly from the highway department, was noted due to fair time activities and chip and seal projects. Motion made by Gabe Nobbe to approve, seconded by Brian Wenning, motion carried unanimously.

### **Clarksburg Alley Vacation Hearing**

- Teresa Scudder requested the vacation of an alley behind her barn, which is inaccessible.
- Notices were sent to adjacent property owners, and a survey is in progress.
- The county expressed concerns about vacating roads or alleyways due to potential drainage and utility issues.
- Will continue discussion at next meeting and make decision.

### **Highway Department Updates**

- Bridge 63 is closed for replacement, expected to take 10-12 weeks.
- Chip and seal projects are nearly complete, with positive feedback received.
- Discussion on grant cycles and potential changes in funding and eligibility.

### **Southern Health Partners Contract**

- The sheriff's department requested approval for a 4% increase in the contract with Southern Health Partners for jail medical services.
- The contract was approved for renewal starting October 1st. with Gabe Nobbe making the motion, Brian Wenning seconded, motion carried unanimously.

### **Tourism and Cell Phone Stipend**

- A proposal to switch from a fully reimbursed cell phone to a \$40 monthly stipend for tourism staff was discussed.
- Jeremy Pasel made a motion to approve a stipend for 2 employees, seconded by Brian Wenning, motion carried unanimously.
- IT department is working on converting phone lines to reduce costs.

### **Comprehensive Plan with HWC Engineering**

- A contract with HWC Engineering for a comprehensive plan was discussed, with a focus on community engagement through focus groups and public workshops.
- The plan is budgeted at \$115,000, with potential involvement from other municipalities for ordinance reviews.

### **OCRA Grant Process**

- A meeting with OCRA is scheduled to discuss new requirements involving Decatur County.
- The initial step involves discussions with Decatur County as part of the grant process.

### **Opioid Relief Funds**

- A request was made for signatures on an MOU related to opioid settlement funds.
- Hickory Creek Clinicians previously managed substance abuse programming but failed to bill insurance, leading to a new agreement with Ascension Recovery Services.
- The new agreement involves a \$60,000 payment, with \$30,000 upfront, starting August 1st, to provide the same services.

### **Cobia Geenex Economic Development Agreement**

- The agreement was filed in August of the previous year, involving zoning and land use discussions.
- Senate Enrollment Act 1 impacts property tax depreciation, allowing equipment to depreciate to zero, affecting county tax revenue.
- Cobia Solar pledges to maintain a 30% depreciation floor to ensure continued tax revenue for the county.
- The project involves significant financial impacts, including \$336 million for Phase 1 and \$350 million for Phase 2.
- Economic Development Agreement payments are set at \$8 million for Phase 1 and \$8.5 million for Phase 2, with additional shortfall payments due to SEA 1.
- The project anticipates over \$75 million in total economic impact, including land taxes and real property improvements.

### **Solar Panel Depreciation and Decommissioning**

- Depreciation concerns were discussed, with clarification that this is a tax basis figure, not an actual value. The Senate Enrollment Act was cited as the source.
- Concerns were raised about the bond scaling with the project's lifespan and the need for clarity on the panels' real value for salvage purposes.

### **Project Lifespan and Reinvestment**

- The project is projected to last 30 years, with potential extensions to 40-45 years. Reinvestment and replacement of panels were discussed as necessary for extending the project's life.
- Reinvested assets would not benefit from reduced investment levels and would still incur property taxes based on non-depreciated values.

### **Agreements and Contingencies**

- All agreements are contingent on the BZA vote. The road use agreement is expected by the end of the week.
- Obligations are transferable to the eventual operator, and payments will continue to Decatur County even in cases of annexation.

### **Community Development Grant Application**

- Decatur County plans to apply for a \$60,000 grant from the Indiana Office of Community and Rural Affairs (OCRA) for a community development project. The funds will come from the Build Decatur County fund.
- A motion was made by Gabe Nobbe, seconded by Brian Wenning to pass Resolution 2025-9 to authorize the submission of an application for a local match commitment. Motion carried unanimously.

### **Courthouse South Parking Lot Resurfacing**

- Discussion on resurfacing the south parking lot while other construction is ongoing.
- Bids received: Schutte and O'Mara for \$30,295.80 and Roe Asphalt for \$35,610.85.
- Kevin Crim from Crim Paving was unable to bid.
- Consensus to proceed with Schutte and O'Mara's bid due to cost savings and current availability of equipment.
- Funding to come from the CUM CAP courthouse line, which has sufficient budget remaining.

### **Baker Tilly Financial Review**

- Emphasis on maintaining cash reserves above 15% of average over three years.
- New legislation impacts include changes to homestead deductions and increased exemptions for business personal property.
- Anticipated reduction in property tax revenue by \$500,000 starting in 2026.
- Changes to local income tax structure, with options for new rates and allocations.
- Importance of collaborative efforts with other units to determine the best tax structure for the county.
- Reduction in county health funding from \$518,000 to \$154,000 in 2026, necessitating budget adjustments.

### **Financial Planning and Budget Analysis**

- Discussion on the impact of SEA 1 starting in 2026, with a ramp-up through 2031.
- Emphasis on maintaining recurring receipts within budget constraints.
- LIT certified shares projected through 2027, with a focus on managing expenses from LIT public safety and economic development funds.
- Discussion on the reassessment fund and its strong cash reserves, with a reduction due to Act 1.
- Plans to utilize cash reserves for various funds, including the highway fund and cumulative bridge fund.
- Review of county employee salaries and a recommendation to the council for approval.
- Discussion on outstanding debt issues and their maturity timelines.

**Redevelopment and Community Projects**

- Redevelopment Commission President Don Schilling asked for approval of funding for a housing market study to assess inventory and needs in Decatur County.
- The study aims to supplement the comprehensive plan to add potential housing issues.
- Gabe Nobbe made a motion to approve, seconded by Brian Wenning, motion carried unanimously.

**Contract Approval**

- Kevin Crites presented the Luehrs Ride contract for fair dates in 2026 through 2028.
- Brian Wenning made the motion to approve, Gabe Nobbe seconded, motion carried unanimously.

**Request for Use of Facilities**

- Request for use of facilities by Tree City Fall Festival, including street closures and vendor setups. Brian Wenning made motion to approve, Gabe Nobbe seconded, motion carried unanimously.

**Departmental Updates**

- Veterans Director Ken Mobly discussed the lack of transportation for veterans to VA appointments and potential solutions.
- Plans for quarterly briefings to educate veterans on available benefits.
- Introduction of Chris Noblitt as the new Parks Department Director.

**Meeting Adjournment**

- A motion to recess was made by Brian Wenning, seconded by Gabe Nobbe, and approved. Meeting adjourned.
- The next Commissioner meeting will be held on August 4, 2025, at 6:00 PM in Room 106.

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Attest: \_\_\_\_\_

Date: \_\_\_\_\_