

MIAMI COUNTY COUNCIL  
25 NORTH BROADWAY  
PERU, INDIANA 46970  
October 18, 2022

Councilman Duckwall – Present  
Councilwoman Chittum – Present  
Councilman Donaldson – Present at regular Council meeting  
Councilman Wood – Present  
Councilman Wiles – Present  
Councilman Sailors – Present  
Councilman Nutt-Present

President Duckwall called the Public Hearing to order.

Brooke Robertson, MCEDA Director of Business Retention explained at the September meeting, the Council approved the Declaratory Resolution to hold a public hearing and consider approval of a Confirmatory Resolution to establish an ERA for the proposed solar project in northern Miami County. Ms. Robertson noted a public meeting was held on October 13, 2022 in Denver with Savion. MCEDA initially wanted to make the entire county an ERA, but decided to only make the parcels in the proposed project an ERA, which is a small area. Ms. Robertson stated the Declaratory Resolution only approved the ERA and does not approve any abatement.

President Duckwall opened the floor for comments.

Elaine Anderson stated she took offense to Ms. Robertson saying the project falls in a small area. Ms. Anderson explained this is a large area in Miami County, who is known to be an agricultural community. Ms. Anderson does not agree with the Declaratory Resolution approved by the Council at the September meeting where it states, “The Council has determined that the subject properties have become impossible of normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements...” as it makes it sound like the area is of no value and deprived, which is not true. Ms. Anderson asked the Council who had been to the area to see where the proposed project would be located and of the 6 members present, 3 were familiar with the area. Ms. Anderson is ashamed of the Council, who are deciding to approve the ERA, but are not familiar with the area and eluding the area is deprived is ridiculous.

Councilman Sailors asked for feedback from the public meeting Savion held on October 13, 2022. Ms. Robertson stated the meeting went well and there were good questions and comments. Councilman Nutt agrees with Ms. Anderson about the statement of the proposed project area. Councilman Wood stated that people have a right to complain, but stressed landowners are not selling their

land, they are leasing the area and the biggest benefactor is the land owner and really the only people who do not like it are probably the neighbors.

Eddie Berry, Savion Senior Manager of Development explained the project is voluntary involving 15 families and will allow them to keep farms within their family for years to come. During the public meeting on October 13, 2022 adjoining land owners raised concerns and Savion is working with them to address concerns. Savion will continue to provide outreach directly to individuals and in future public meetings, whether it is direct solar project or with the transmission line.

Rick Hall, Barnes & Thornburg explained in order to give an abatement, the county must have an ERA. In reference to the language in the Declaratory Resolution is done for comparison analysis only and not meant to be offensive. The resolution is not saying the land is worthless, but it would not produce the same kind of increase in assessed value without a project like this in place. Mr. Hall went on to state that many benefits come with a project like this both for the landowner in the form of lease payments and the county with the increase in assessed value. The project would not happen without an abatement. Ms. Robertson noted the same language was used when making the City of Peru and ERA. President Duckwall would consider the ERA the best and highest use with the project.

President Duckwall closed the public hearing and announced the Council would reconvene at 7 pm for their regular meeting.

President Duckwall call the Council meeting to order.

Councilman Wiles led the group in prayer. President Duckwall led the group in the Pledge of Allegiance.

## **ANNOUNCEMENTS**

None

## **MINUTES**

Councilwoman Chittum made a motion to approve the September 13, 2022 minutes. Councilman Sailors 2<sup>nd</sup> the motion and it passed 7-0.

Councilwoman Chittum made a motion to approve the 2023 budget hearing minutes. Councilman Sailors 2<sup>nd</sup> the motion and it passed 7-0.

## **ADDITIONAL APPROPRIATION/TRANSFERS CEDIT**

The council received a request for additional appropriation from CEDIT for \$54,900 to assist with a county-wide housing study. Ms. Robertson explained the housing study would be ways in which to resolve the issues of the housing

shortage the county is currently experiencing. Councilwoman Chittum made a motion to approve the additional appropriation request of \$54,900 from CEDIT to assist with a county-wide housing study. Councilman Sailors 2<sup>nd</sup> the motion and it passed 5-1 (Nutt and Donaldson opposed).

### **CEDIT**

The council received a request for additional appropriation from CEDIT for \$68,871 to assist the Town of Macy with the Fire Station construction project. Councilwoman Chittum made a motion to approve the additional appropriation request of \$68,871 from CEDIT to assist the Town of Macy with the Fire Station construction project. Councilman Nutt 2<sup>nd</sup> the motion and it passed 7-0.

### **COUNTY GENERAL**

The council received a request for additional appropriation from County General for \$45,000 to cover automotive expense due to increase in gas prices. Councilwoman Chittum made a motion to approve the additional appropriation request of \$45,000 from County General to cover automotive expense due to increase in gas prices. Councilman Nutt 2<sup>nd</sup> the motion and it passed 7-0.

### **HEALTH**

The council received a request for additional appropriation from Health General for \$4,000 to cover the wages to be paid for the School Liaison until the grant funding comes from the state. Councilwoman Chittum made a motion to approve the additional appropriation request of \$4,000 from Health General to cover the wages to be paid for the School Liaison until the grant funding comes from the state. Councilman Nutt 2<sup>nd</sup> the motion and it passed 7-0.

### **TRANSFER REQUEST**

The Council received a transfer request from Plan Commission to cover the shortfall for attorney charges. Auditor Brown explained the request would be to transfer \$541.05 from computer maintenance, \$2,000 from litigation, \$1,000 from PT Building Inspector and \$1,000 from travel. Councilwoman Chittum made a motion to approve the request to transfer the funds to cover the shortfall for attorney charges. Councilman Sailors 2<sup>nd</sup> the motion and it passed 7-0.

### **ITEMS FOR COUNCIL ACTION**

#### **SAVION-SOLAR PROJECT**

Eddie Berry, Savion presented the proposed solar project to the Council. Mr. Berry provided the history of Savion, explaining they are owned by Shell Group, operating on a stand-alone basis as an industry-leading solar and energy storage. The company was founded in 2019 headquartered in Kansas City, MO with solar projects in various phases across 31 states. Savion currently employs over 150 employees who provide comprehensive services at each phase of renewable energy project development. Currently, Savion has 32 projects over 12 states in operation/under construction/contracted, 80 projects across 27 states in development and 62 projects in energy storage in development across

20 states. Mr. Berry reviewed the attributes of a solar project & local economic benefits. In addition, Mr. Berry provided an overview of the project, reviewing the project area, transmission line design and routing, development process, next steps and asked the Council to consider approving an abatement for Savion.

Mary Solada, Council for Savion spoke about her working relationship with Barnes & Thornburg and Baker Tilly to put together an abatement and explained the process of reporting with the SB-1 with Savion.

Greg Balsano & Aneka Bower, Baker Tilly reviewed the proposed solar project abatement with Savion. Ms. Bower explained the project consists of 2 phases, the panel phase and battery storage phase. Each phase has its own investment and economic development payments. Ms. Bower reviewed phase I, which is a 293-megawatt project, with a \$383,000,000 investment. Savion is requesting a 10-yr, 85% abatement and would pay Miami County \$13,644,000 over the course of 4 years. Ms. Bower stated the estimated property taxes would be \$117,416,140 paid over 35 years and result in an abatement savings of \$26,029,570. The economic development payments would be paid at the inception of the project of \$1,000,000 and 4 payments thereafter of \$3,161,000. Ms. Bower then reviewed phase II, which is a 75-megawatt project, with a \$98,000,000 investment. Savion is requesting a 10-yr, 85% abatement and would pay Miami County \$3,488,000 over the course of 4 years. Ms. Bower stated the estimated property taxes would be \$24,125,080 paid over 35 years and result in an abatement savings of \$6,654,650. The economic development payments would be paid at the inception of the project of \$500,000 and 4 payments thereafter of \$747,000.

Rick Hall, Barnes & Thornburg explained Resolution 10/18/22 creates an ERA and separately approves 85% abatement. There will be additional agreements such as a road use, economic development, etc. that will be presented later, which provides additional securities to the county.

Councilman Sailors made a motion to approve Resolution 10/18/22 to establish an ERA. Councilwoman Chittum 2<sup>nd</sup> the motion and it passed 6-1 (Nutt opposed).

Councilwoman Chittum made a motion to approve Resolution 10/18/22 approving an 85% 10-year abatement for both phases I and II. Councilman Sailors 2<sup>nd</sup> the motion and it passed 3-0.

Mr. Hall requested the Council approve Resolution 10/18/22 in its entirety. Councilwoman Chittum made a motion to approve Resolution 10/18/22 in its entirety. Councilman Sailors 2<sup>nd</sup> the motion and it passed 6-1 (Nutt opposed).

Councilman Wood explained the original abatement requested a 75% abatement. The negotiations committee had to look at what was best for the

county and decided they wanted to see more in economic development payments come to the county, but those payments are driven by the tax abatement. Councilman Wood went on to state some counties offer 100% abatement. Mr. Hall noted all county residents would receive tax relief because of the increased assessed value. The economic development payments and tax relief is the middle of the road of what most counties elect. President Duckwall thanked Savion, Barnes & Thornburg, Mr. Hall and Baker Tilly for their work on the project.

## PLAN COMMISSION

Plan Commission Administrator Corey Roser presented the fee schedule for the Council to review. Administrator Roser explained the only change made was to add the Developmental Plan Review charge of \$225.00 per application. Administrator Roser went on to state he found out his is a requirement by statute and was made aware the change needed to take place. Councilwoman Chittum made a motion to approve the Plan Commission fee schedule as presented. Councilman Sailors 2<sup>nd</sup> the motion and it passed 6-1 (Donaldson opposed).

## 2022 SALARY ORDINANCE

Auditor Brown presented the 2022 Salary Ordinance Amendment #9 for update of the Highway hourly rates. Auditor Brown explained the rates were not changed from 2021 and needed to be corrected. Councilwoman Chittum made a motion to approve the 2022 Salary Ordinance Amendment #9. Councilman Sailors 2<sup>nd</sup> the motion and it passed 7-0.

## 2023 BUDGET APPROVAL

President Duckwall reviewed the budgets for County General as follows.

1	Clerk of Circuit Court	\$251,894	\$3,500	\$8,000	\$0	\$263,394
2	Clerk of Superior Court I & II	\$153,424	\$2,500	\$500	\$0	\$156,424
3	Clerk of Election	\$51,900	\$5,000	\$51,600	\$0	\$108,500
4	Clerk of Voter Registration	\$38,308	\$0	\$0	\$0	\$38,308
5	Auditor	\$209,623	\$0	\$2,700	\$0	\$212,323
6	Treasurer	\$93,680	\$7,150	\$27,470	\$1,000	\$129,300
7	Recorder	\$90,401	\$0	\$0	\$0	\$90,401
8	Sheriff	\$1,341,469	\$182,050	\$75,300	\$80,400	\$1,679,219
9	Jail	\$1,398,044	\$0	\$0	\$0	\$1,398,044
10	Surveyor	\$68,536	\$2,900	\$3,100	\$100	\$74,636
11	Drainage Board	\$6,100	\$0	\$0	\$0	\$6,100
12	Extension Office	\$53,947	\$0	\$59,100	\$0	\$113,047
13	Coroner	\$135,700	\$2,250	\$4,167	\$0	\$142,117
14	Assessor	\$53,570	\$2,500	\$3,700	\$0	\$59,770
17	Prosecutor	\$210,944	\$0	\$0	\$4,350	\$215,294
18	IV-D Child Support	\$266,190	\$2,500	\$5,500	\$0	\$274,190
19	Circuit Court	\$126,361	\$0	\$11,200	\$11,500	\$149,061
20	Superior Court	\$127,061	\$0	\$11,900	\$10,000	\$148,961
21	Probation	\$426,739	\$1,500	\$5,289	\$1,500	\$435,028
22	Court House	\$104,626	\$0	\$205,900	\$0	\$310,526
23	Planning Commission	\$129,332	\$0	\$41,178	\$8,880	\$179,390
24	Veterans Administration	\$41,700	\$3,000	\$3,149	\$0	\$47,849
26	EMA	\$47,421	\$925	\$42,850	\$0	\$91,196
27	Weights & Measures	\$15,098	\$200	\$1,188	\$0	\$16,486
28	Soil & Water	\$48,320	\$0	\$0	\$0	\$48,320
29	Commissioners	\$3,114,902	\$40,000	\$591,341	\$301,599	\$4,047,842
30	County Council	\$55,953	\$0	\$1,650	\$0	\$57,603
32	CASA	\$85,348	\$0	\$0	\$0	\$85,348
33	Public Defenders	\$692,649	\$1,500	\$77,500	\$2,500	\$774,149
34	Superior Court 2	\$119,961	\$0	\$12,200	\$9,000	\$141,161
					<b>Total County General</b>	<b>\$11,493,987</b>

President Duckwall reviewed the rates and levies as follows.

County General	Levy \$7,157,494	Rate 0.7106
Reassessment	Levy \$315,000	Rate 0.0313
Cumulative Courthouse	Levy \$413,540	Rate 0.0349
Cumulative Bridge	Levy \$293,862	Rate 0.0248
Health	Levy \$325,000	Rate 0.0323
Total	Levy \$8,504,896	Rate 0.8339

President Duckwall reviewed the budgets for all other county funds as follows.

1104	User Fee Drug & Alcohol	\$18,663	\$1,894	\$1,250	\$0	\$21,807
1112	LIT - Economic Development	\$0	\$0	\$602,915	\$0	\$602,915
1112	LIT - Certified Shares	\$0	\$0	\$150,000	\$321,302	\$471,302
1114	LIT - Special Purpose	\$0	\$4,000	\$270,700	\$0	\$274,700
1119	Clerk's Record Perpetuation	\$21,530	\$4,200	\$2,100	\$0	\$27,830
1122	Community Corrections	\$147,858	\$16,000	\$102,100	\$1,000	\$266,958
1131	Sales Disclosure - County Share	\$0	\$2,000	\$1,000	\$0	\$3,000
1135	Cum Bridge	\$83,777	\$54,726	\$305,742	\$0	\$444,245
1140	Cum Courthouse	\$0	\$0	\$330,000	\$246,400	\$576,400
1148	Drug Free Community	\$11,400	\$1,600	\$39,000	\$0	\$52,000
1154	Enhanced Access Fund	\$0	\$0	\$18,000	\$0	\$18,000
1159/215	Health	\$308,994	\$26,600	\$31,130	\$800	\$367,524
1160	ID Security Protection	\$0	\$0	\$7,500	\$0	\$7,500
1164	Jury Fees	\$0	\$500	\$20,000	\$0	\$20,500
1168	Local Health Maintenance	\$34,000	\$0	\$0	\$0	\$34,000
1169	Local Road & Street	\$0	\$260,000	\$0	\$423,317	\$683,317
1170	LIT Public Safety - County Share	\$255,162	\$107,400	\$425,916	\$0	\$788,478
1173	MVH Restricted	\$0	\$2,015,000	\$40,000	\$0	\$2,055,000
1175	Misdemeanant	\$23,813	\$0	\$0	\$0	\$23,813
1176/201	Motor Vehicle Highway Phase I	\$180,755	\$700	\$11,950	\$3,000	\$196,405
1176/202	Motor Vehicle Highway Phase II	\$1,295,475	\$36,000	\$140,770	\$0	\$1,472,245
1176/203	Motor Vehicle Highway Phase III	\$151,889	\$417,927	\$203,080	\$195,000	\$967,896
1181	Plat Book	\$0	\$0	\$15,000	\$0	\$15,000
1189	Recorder's Records Perpetuation	\$25,836	\$3,000	\$62,300	\$0	\$91,136
1200	Supplemental Public Defender Svcs	\$15,434	\$0	\$15,993	\$0	\$31,427
1202	Surveyor's Corner Perpetuation	\$0	\$0	\$1,500	\$15,000	\$16,500
1216	Auditor's Ineligible Deductions	\$3,000	\$0	\$5,000	\$0	\$8,000
1217	County Elected Officials Training	\$0	\$0	\$8,250	\$0	\$8,250
1222	Statewide E-911	\$554,653	\$5,000	\$154,475	\$11,700	\$725,828
1224	Reassessment	\$141,100	\$700	\$46,761	\$159,186	\$347,747
2000	Adult Probation Admin	\$17,828	\$0	\$0	\$0	\$17,828
2001	Adult Probation	\$58,992	\$1,486	\$39,830	\$0	\$100,308
2501	Users Fee Fund	\$15,409	\$1,150	\$24,856	\$0	\$41,415
4940	Local Source E911 Funding	\$85,493	\$2,534	\$28,000	\$0	\$116,027
4957	Miami County Wheel Tax/Surtax	\$0	\$625,000	\$0	\$0	\$625,000
4959	Drug Court User Fees	\$0	\$3,000	\$0	\$0	\$3,000
8114	Local Emergency Planning & RTK	\$2,718	\$500	\$11,670	\$0	\$14,888
8121	Victims Advocate	\$39,320	\$167	\$2,686	\$0	\$42,173
9108	Comm Corrections Grant	\$222,853	\$0	\$0	\$0	\$222,853
9113	Soil & Water Grant	\$29,850	\$0	\$0	\$0	\$29,850
9143	Drug Court Grant	\$0	\$0	\$109,514	\$0	\$109,514
9144	SAHMSA Drug Court Grant	\$136,414	\$4,000	\$255,086	\$4,500	\$400,000
9146	Problem Solving Grant	\$0	\$0	\$8,000	\$0	\$8,000
9149	2021 DOC Grant-CRRP	\$74,236	\$0	\$71,800	\$1,500	\$147,536
9159	IN DOC Probation Grant	\$139,714	\$1,750	\$4,165	\$0	\$145,629
9160	Health Preparedness Grant	\$16,639	\$0	\$0	\$0	\$16,639
9162	Probation Service Dog Grant	\$0	\$0	\$1,200	\$0	\$1,200
9163	Probation Incentives Grant	\$0	\$0	\$1,200	\$0	\$1,200
9169	School Liaison Grant	\$8,023	\$0	\$0	\$0	\$8,023
					<b>Total Other Funds</b>	<b>\$12,670,806</b>

Councilwoman Chittum made a motion to approve the 2023 budgets for County General and all other county funds, levy and rates as presented. Councilman Nutt 2<sup>nd</sup> the motion and it passed 7-0.

President Duckwall presented the 2023 budget for Solid Waste of \$532,452. Councilwoman Chittum made a motion to approve the 2023 budget for Solid Waste of \$532,452. Councilman Sailors 2<sup>nd</sup> the motion and it passed 7-0.

### 2023 BUDGET AND SALARY ORDINANCE

Councilwoman Chittum made a motion to approve the 2023 budget and salary ordinances. Councilman Sailors 2<sup>nd</sup> the motion and it passed 7-0.

**REQUEST FOR AUDIENCE**

None

**COUNCIL DISCUSSION & COMMITTEE UPDATE**

None

**PUBLIC COMMENT**

Elaine Anderson requested clarification on the solar project as Savion said it was a 30-year project, but Baker Tilly did an analysis at 35-years. Mr. Balsano with Baker Tilly explained the 35-year analysis was based on a projection. Savion will determine the time of the project, but does not change the amount of the economic development payments to the county.

Councilwoman Chittum made a motion to adjourn. Councilman Sailors 2nd the motion and it passed 7-0.

Respectfully submitted,

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**Mary Brown**  
Miami County Auditor