

CASS COUNTY COUNCIL

February 17, 2023

The Cass County Council met at 9:00 a.m. in the Commissioner Hearing Room. Present were; Shawn Shoemaker, Bruce Ide, Dean Davenport, Tracy Williamson, Damon Foreman, Dave Redweik, Derek Pullen, Attorney Jeff Stanton, and Auditor Cheryl Alcorn.

Tracy Williamson opened the meeting with the Pledge of Allegiance and a moment of silence following.

MEETING MINUTES – Dave Redweik made a motion to approve the meeting minutes as presented, Dean Davenport seconded. The motion carried 6 in favor with 1 abstaining. Bruce Ide abstained due to absence.

ORD. 23-01 AMEND SALARY ORDINANCE – Serenity Alter requested approval of salary for new nurse position in the amount of \$55,000. New position will assist with grant management and direct community health programs along with nursing responsibilities. Position will be supported with grant funding for the first two years.

Bruce Ide made a motion to approve Ordinance 23-01 amending current salary ordinance to include additional full-time nurse position, Dave Redweik seconded. Motion carried unanimously.

VEHICLE LEASE & EQUIPMENT – Weights & Measures Inspector Rich Brewer explained the need of additional appropriations for vehicle lease program and equipment. Additional appropriation will be requested for approval at the next Council meeting.

RES. 23-01 ANDERSON MARATHON HOLDINGS TAX ABATEMENT - Christy Household joined the meeting online and introduced tax abatement request of Anderson Marathon Holdings for \$25.5 million for expansion of personal property capital projects at the Clymers location. Anderson's currently employs 62 people with yearly payroll of \$4,500,000.

Jason Semler presented Baker Tilley recommendation proposal for a seven (7) year personal property abatement of 55% the first year, 40% second year, 40% third year, 45% fourth year, 45% fifth year, 45% sixth year, and 55% seventh year. Resolution 23-01 Anderson's Marathon Holdings Tax Abatement was presented to the Council for approval.

Bruce Ide made a motion to approve Resolution 23-01 tax abatement for Anderson's Marathon Holdings as presented, Dean Davenport seconded. Motion carried 6 in favor and 1 opposed. Dave Redweik opposed.

Jason Semler recommended the preparation of an update Comprehensive Plan through the year of 2026 to include a scope of county tax abatements.

Bruce Ide made a motion to approve Baker Tilly to prepare Comprehensive Plan through the year 2026 including county tax abatements, Dave Redweik seconded. Motion carried unanimously.

RIDLEN PARK – Christy Householder gave an overview of the Market Feasibility and Economic Impact Study for the potential development to transform Ridlen Park into a sports complex. The study is Phase I of the project, providing sports industry participation trends of various sports.

Christy requested approval to move forward with Phase II providing a cost analysis of the project.

Honorable Judge Kitts appeared before the Council with the history of the park and explanation for the need to create a sport complex for the county. We are looking for a sports complex that is reasonable and sustainable for the county.

Dave Redweik made a motion to approve the request to move forward with Phase II of the Ridlen Park sport complex, Derek Pullen seconded. Motion carried unanimously.

AMEND AV THRESHOLD – Jeff Stanton informed the Council of potential buyer of vacant lot located on 400 block of North Street in Logansport. The property is adjacent to potential buyer's property the abandoned Elks Building. Currently state statute requires a bidding process shall take place of properties with an assess value up to \$15,000. County government can amend the assess value by ordinance to avoid the bidding process. Jeff will draft an ordinance for Council consideration.

PUBLIC COMMENT- Lora Redweik, 5524 N CR 600, Twelve Mile – Concerns of the traffic increase on county roads leading to the new Ridlen Park sports complex. Judge Kitts replied the issue has been reviewed with design consultants. There is a need for additional public transportation countywide and will be included in future discussions and planning of the sports complex.

How long has the owner of the Elks Building owned the property? Jeff Stanton responded the property has been in owner's name for about a year.


What will the county use for construction stockpile storage if they sell the lot adjacent to the Elks building when it comes time to construct the second level of the jail? Jeff Stanton replied the county decided the lot was more valuable to transfer it to the building owner to use as a parking lot.

Has the county ever turned down a tax abatement request? Tracy Williamson answered probably, EVER is a long time.

ADJOURNMENT – Dave Redweik made a motion to adjourn, Bruce Ide seconded. The motion carried unanimously.



Tracy Williamson, President



Dave Redweik, Vice President



Dean Davenport



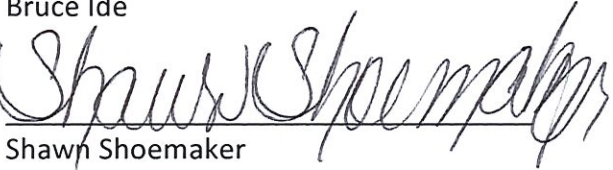
Damon Foreman



Bruce Ide



Derek Pullen



Shawn Shoemaker

ATTEST:



Cheryl Alcorn, Auditor