

## MINUTES OF THE CLINTON COUNTY COMMISSIONERS

November 4, 2025

9:00 A.M.

The Clinton County Commissioners met for a regular meeting on November 4, 2025 at 9:00 a.m. in the County Meeting Room, at 2 E. Washington Street, Suite 105, Frankfort, IN 46041.

Commissioner Jordan Brewer called the meeting to order with the following members shown to be present or absent:

### PRESENT

Jordan Brewer  
Kevin Myers  
Bert Weaver

### ABSENT

Others in attendance were Rick Campbell, Liz Stitzel, Renee Crick, Steven Deckard, Rich Kelly, Dan Sheets, Brett Barton, Sesaly Reifert, Mary King, Melissa Ostler, Shawn Mayfield, Chris Overman, Britt Ostler, and others are shown to be present in the minutes. Commissioner's Assistant Jerri Sexton recorded the minutes.

### **IN THE MATTER OF THE PLEDGE OF ALLEGIANCE**

Commissioner Brewer led the pledge of allegiance.

### **IN THE MATTER OF PUBLIC COMMENT**

Commissioner Brewer opened it to public comment not related to the data center and no comments were received.

### **IN THE MATTER OF AREA PLAN UPDATE/LUPAC 09-25-391 -Ordinance 2025-08**

Commissioner Brewer talked about the first meeting they had with Doug Swain and Logistix at the end of May with the Partners in Progress group. He stated they had a 20-30 minute high level presentation, and there were to be many follow up meetings before this project could even be considered. In July Doug decided to get on the City Planning Agenda for rezoning and it to be annexed into the city. The commissioners were not aware this would be their next step. That fell through and they decided to pull off the city zoning agenda and pivoted to the idea they were going to stay in the county. There was a follow up meeting with Doug and the PIP group. At this meeting Commissioner Brewer stated he was very vocal about how this had been handled because it put them in a compromising position that the citizens believed they were doing things behind the scenes and that wasn't the case. At that meeting they laid out 6-7 things that were important for them to have an opportunity-not to be approved, but just to have an opportunity to be considered in our community. The first of these were not to get on Area Plan Agenda for re-zoning, they would not get re-zoned if we don't know who the end user was. We wanted all the raw data in terms of the financial impact of this project and for that information to be given to our financial advisors at the county and city level so they can run the numbers. We wanted to go visit a data center. They already have been rezoned for the 115 acres in the city-they should start that project and let us see it and touch it here. This is going to take 6-12 months to do due diligence and have conversations with the community and come back and have follow up meetings. One of the other things we wanted is to have public meetings once they had the financial information so we could present it to the public. These were the things that needed to happen to be considered. Two weeks later, Doug Swain got on the Area Plan Agenda to get re-zoned. As soon as he did that, it told us that Doug couldn't be trusted and is someone that wouldn't be a good community partner. They now have a potential end user, which would be good to explore but how do we do that when they have not listened to those who told them how to do it. Commissioner Brewer stated his gut feeling going back to the first meeting was that it was a terrible idea and something is off, and nothing happens this quickly in economic development, so why are they trying to get it pushed through so quickly and it feels like they are pulling the wool over our eyes. He is not against a data center because he doesn't know enough about it, but he is completely against working and doing business with this developer. He read a portion of a letter that was sent to all the commissioners that stated "Vote with your conscience. In the United States Marine Corp we called this the burden of command. It is a heavy burden, but you are chosen for office due to your wisdom, experience, judgment and character". He stated it has resonated with him quite a bit, but is also the reason he will vote no because all those factors he just mentioned tells him this is not someone from a character stand point we want to shake hands with. Commissioner Brewer opened it up to public comment regarding the data center.

Rick Gunyon spoke in support of the data center. Stating by allowing the data center to be developed, the increase in the tax base and tax income for the county will help offset our future county costs.



Lisa Quintinara spoke in opposition of the data center. Stating it is about protecting the resources that sustain us, preserving the character of our community and ensuring that we the residents are not left to bear the cost of a project that offers little in return.

Venetia Morris spoke in opposition to the data center asking them to think about the long term implications of how this may affect our health. And looking at the sustainability of a data center. She would like to see this county have an Ordinance with requirements for data centers. She stated for Lake County the developers for that site must submit a site plan, an emergency access plan, the proof of electricity and water supply, a noise mitigation plan, their renewable energy commitment and their decommissioning plan is.

Commissioner Brewer asked that if the developer had all the aforementioned plans in place is she going to believe it. Venetia answered no, but it would start the conversation. Commissioner Brewer stated that was his point at the beginning, that they haven't had time to have these conversations and it would take months. She would like to slow down and create some committees and have these conversations about long term effects.

Jodi Stewart stated her property is in the Leap area in Boone County. She commended them on taking their time and listening to the public, then she read the notice that was read at a previous meeting and received in the commissioners office.

Joshua Crook stated he didn't think the employees for the data center would be from Clinton County. He would recommend if they were to do their due diligence and look into the project they should add the increase of power costs, the likelihood that people of Clinton County would be employed by the data center and how many would be employed, and what the ramifications would be on the other local businesses.

Jeff Symmes stated these facilities suck up all our infrastructure and our environment and the natural resources are not there. He stated our aquifer can't supply millions of gallons of water to these industries and supply the public. The aquifers are going down because of the droughts. Commissioner Brewer asked if he had the tangible study that shows that information or is that his opinion. Jeff stated it was information that he read about aquifers in general not this particular aquifer. Commissioner Brewer stated they have a strong utility service board that has people that make decisions for the infrastructure and the utility and the electric. This is not the job of the commissioners. Jeff asked if there had been any studies on this aquifer and Commissioner Brewer replied they have not had any time to do these things.

Commissioner Weaver stated that he personally has done a lot of research and a lot of reading on data centers. What they did 5 years ago is different from what they do today. Some are using closed loop systems. He stated that Jeff assumes they are not asking the same questions and taking their time to do research on the data centers. Jeff asked if they had to sign a non-disclosure agreement with the corporations. Commissioner Weaver stated no.

Crystal Reichert stated she looked into Logistix website and Doug Swain's LinkedIn profile to get more information. The website's location is in Cincinnati in someone's home which is a red flag for her. Logistix was not the developer for Con-Agra it was Opus, and maybe Doug worked for them but isn't listed. On LinkedIn it states it was formed in 2023. She thinks we need to investigate this company more.

Scott Wolfrum stated he was a businessman not a developer and chose Doug Swain as a partner in Logistix. He is an investor in a number of companies and has tried to help behind the scenes and has stepped up to try to address the questions Mr. Brewer raised earlier. They are lining up a site visit for Vineland, New Jersey on Wednesday. Data One is the name of the company that would like to come to Clinton County. They are taking a number of people to New Jersey to do due diligence and to talk to people on the other end of the table. To ask about the power rates and talk to the mayor and town council, and to talk about the water consumption and listen to the noise. He would hope they would table the decision until they know more.

Liz Stitzel stated that APC has brought no recommendation. Should the commissioner decide to move forward she feels it's important to have commitments in place. These would be recorded and permanently binding on all future owners of the land. She would ask that they would develop a list of appropriate commitments because there is no way to go back and get them later. There are 90 days in which the legislative body can choose to act. If they choose to not act, and hit the 90 days, the re-zoning will die. It would have to come back to the commissioners with a new application and new hearings.

Commissioner Myers stated he's received 1 phone call and 4 emails, the phone call was in favor of the data center and two of the emails were in favor. He will not be rushed into making a decision. He is going on the trip on Wednesday to find out more information and get his questions answered. He agrees this process was not handled correctly, but he is not yet ready to make a decision.



Commissioner Weaver stated he agrees with a lot of things said and this being one of the biggest challenges they have had. He was a commissioner during the Conagra deal and one that has signed some of the agreements with Conagra. He did not or doesn't remember meeting with Doug. He was not on the council at the time so he didn't have anything to do with the abatements or financial part. At the time the company was thinking of leaving Indiana and going to Ohio. Conagra is a multiple billion dollar operation that could come here and at the time of negotiations the intent was to build another plant in which they manufactured items. It is still a possibility today. Based on the economy they've pulled back a couple of times. In his opinion Conagra was a good situation that he would champion still today even without the tax abatement given by someone else. We do have a factory that has grown and will continue to grow. We argue about the water situation but most people don't know Frito-Lay has a huge water usage with their own wells and water system. He stated he has an obligation to listen to both sides. At first he didn't believe this would be good for the community but since has learned new things. He is considering all the things that everyone is concerned about. They have an opportunity to see a like plant and talk to the commissioners and mayor in New Jersey.

Commissioner Brewer stated that technology is going to continue to drive our lives. The idea that we need to be pushed into making the decision today is false in his opinion. There are 3 things you need to have, you have to have the utility infrastructure with water and electricity, and a community that's willing to have a project like this. He is pretty confident that we have the water and electricity. If it's not the data center it will be something else, but if the community doesn't want it the first two don't matter. To him they are in a position of leverage not position that they have to do something just because it's the first opportunity to come before them. He doesn't think you can do their due diligence in one month. They are asking them to make a decision on a 50 billion dollar project in 3 weeks. If the proper steps were taken from the beginning they would have had time.

Commissioner Weaver motioned to leave the LUPAC on the table and take no action. Commissioner Myers seconded. Commissioner Brewer voted no. Motion carried 2-1.

#### **IN THE MATTER OF PARKVIEW RENT**

Chris Overman stated every three years he does a minimal increase in the Parkview rent and he would like to raise the rent from \$525 to \$550 for people who make 0 to \$1000/month and from \$725 to \$750 for those who make over \$1000/month. Commissioner Myers motioned to approve the raising of the rent. Commissioner Weaver seconded. Motion carried 3-0.

#### **IN THE MATTER OF HIGHWAY UPDATE**

Rick Campbell reported he sent the commissioners scoring sheets for bridge #51 and only had one company interested. He will need them back by Friday to turn into the state. He stated he made a mistake on the pick up truck. He was originally going to get a Chevy and got a Chevrolet utility bed for it and it won't fit a Ford. He ended up with a GMC. This is cheaper than the Ford and can be built Thursday. Commissioner Myers motioned to approve the GMC. Commissioner Weaver seconded. Motion carried 3-0. He is good with purchasing 3 tractors. The lease option was \$190k a year costing \$900 k at the end and the purchase option was \$150/year over 5 years costing \$750 in the end. At the end of 5 years using a 7% depreciation value per year we will have a \$550 net value. Commissioner Weaver motioned to approve the purchase of the 3 John Deere tractors from Reynolds Equipment. Commissioner Brewer seconded. Motion carried 3-0.

#### **IN THE MATTER OF OLD BUSINESS**

Commissioner Myers motioned to approve the Paul Phillippe Quarterly Report, the applied local match is \$97,346. Commissioner Weaver seconded. Motion carried 3-0.

#### **IN THE MATTER OF NEW BUSINESS**

##### **Director of Emergency Operations**

Commissioner Weaver motioned to approve the Job Description for Director of Emergency Operations. This is the combined job description of EMA and Central Dispatch. Commissioner Myers motioned to adopt the job description for Director of Emergency Operations. Commissioner Weaver seconded. Motion carried 3-0.

##### **Part-time Property Deputy**

HR Director Sesaly Reifert stated the Auditor has two full-time property deputies and one is leaving and instead of filling it with another full-time person she would like to fill it with a part-time person. Commissioner Weaver motioned to change the job description from full-time to part-time status. Commissioner Myers seconded. Motion carried 3-0.

##### **Edward Jones Heating Unit Estimate**

Commissioner Brewer stated the heating units at the Edward Jones Building have stopped working and will need to be replaced. They have two estimates, one from TLMyers for \$50,000 and one from Jim's Heating and Air Conditioning for \$60,756.93. Commissioner Weaver motioned to approve the estimate from TLMyers for \$50,000 to replace the heating units on the Edward Jones Building at the Fairgrounds. Commissioner Myers seconded. Motion carried 3-0.



### **Resolution 2025-04-Transferring Worthless Residual Property**

Tom Little explained for the items that remain at the old offices after the move, if the cost associated with removing them or selling them or both exceeds the value of the property therefore by Indiana code making them worthless property and can be disposed of how they deem fit. Commissioner Myers motioned to approve Resolution 2025-04. Commissioner Weaver seconded. Motion carried 3-0.

### **Sign Placement Request for Zonta**

Commissioner Weaver motioned to approve the sign placement request. Commissioner Myers seconded. Motion carried 3-0.

### **IN THE MATTER OF DEPARTMENT HEAD REPORTS**

Liz Stitzel reported home owners have now pulled a permit for the septic for the house on 39. She will update them on whether they get the septic in or not.

Update on Mr. Newton's property-they do not have a recorded easement. Liz received a call from the neighbor Jack Stowers, and stated he would like the ordinance enforced since the property hasn't been approved. Mr. Newton requested the commissioners give him more time. Commissioner Myers motioned to give Mr. Newton until December 16th to get the easement. Commissioner Weaver seconded. Motion carried 3-0.

Brett Barton reported they are renewing their contract with Calla Behavior Health who do their drug and alcohol testing and mental health evaluations. Brett stated their board has approved for them to purchase a work phone for the county interpreter through T-Mobile with a government rate and no taxes. That contract will go through commissioners. Brett asked if his new office will be covered under the county's snow removal or would he have to get his own. Commissioner Brewer stated it should be under the county's snow removal. Brett stated statutorily they have to move their project income fund number from 4912 to 1122, he's given the directive from DOC and sent to the Auditor. She would feel more comfortable if Tom created a document to move \$550,000 to this fund.

Dr. Pearson announced after serving as the interim health administrator for the last five months, Melissa Ostler has been selected as their full-time health administrator. Melissa Ostler thanked the board and the community for this opportunity and honor to serve as the health administrator.

Steven Deckard reported they have done two active shooter training sessions. Currently IU Health Frankfort is their sponsoring hospital, and received notice at the beginning of the year they were going to terminate their pharmacy agreement. They paused that and came back with an offer of a 70% increase. He reached out to Ascension and they sent a contract. IU Health reached back out and said they have redone all their pricing agreements and came back with a 15% increase. The Indiana Department of Homeland Security has offered an opportunity to go independent with a waiver. Steven's recommendation is to schedule a meeting and review the terms and make the best decision for the county.

Steven stated the 5 paramedic students passed their final exam and started their capstone phase.

Renee Crick reported they have been participating in the fire 1 and 2 classes at the public safety training center. She attended the EMA conference. Wednesday at 1:00 they are doing their multi hazard mitigation plan kick off meeting. FEMA requires it every 5 years.

Commissioner Weaver motioned to recess at 11:12 a.m., Commissioner Myers seconded. Motion carried 3-0.

Commissioners meeting reconvened at 11:17 p.m.

Sheriff Kelly stated they opened the merit deputy process, they have a couple dates this month they will do physical and written testing. They've already received 5-10 applications. He asked for confirmation to move forward with the records clerk position. He's received applications internally. Commissioner Weaver stated he was under the impression they were waiting. Rich stated they had a conversation after the last council meeting and was told he could move forward. Commissioner Weaver stated he posted the position when the answer was no to begin with. Commissioner Brewer stated once we have true movement on the deputies they will consider it at that time.

### **IN THE MATTER OF COMMISSIONER REPORTS**

Commissioner Weaver stated the move is complete. He thanked all the employees for their hard work in the move.

Commissioner Myers agreed everyone did a great job and we are still getting the bugs worked out.

**IN THE MATTER OF CLAIMS**

Commissioner Myers motioned to approve the following claims as submitted, Commissioner Weaver seconded. Motion carried 3-0.

- Friday claims dated October 31, 2025 in the amount of \$42,114.99
- Friday claims dated October 31, 2025 in the amount of \$1,502.79
- Bi-weekly claims dated November 4, 2025 in the amount of \$274,024.22
- Court claims dated November 4, 2025 in the amount of \$16,158.24

**IN THE MATTER OF PAYROLL**

Commissioner Weaver motioned to approve the payroll as submitted, Commissioner Myers seconded. Motion carried 3-0.

Payroll dated October 17, 2025 in the amount of \$593,970.71

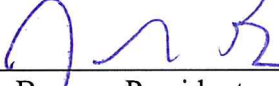
**IN THE MATTER OF COMMISSIONER MINUTES**


Commissioner Myers motioned to approve regular meeting minutes dated October 21, 2025, seconded by Commissioner Weaver. Motion carried 3-0.

The next meeting will be November 18th. The ribbon cutting will be at 8:00 a.m. before the meeting.

Without any further business to come before the Board of Commissioners, Commissioner Weaver motioned to adjourn the meeting, seconded by Commissioner Myers at 11:23 a.m. Motion carried 3-0.

THE BOARD OF COMMISSIONERS OF CLINTON COUNTY

  
\_\_\_\_\_  
Jordan Brewer, President

  
\_\_\_\_\_  
Bert Weaver

  
\_\_\_\_\_  
Kevin Myers

ATTEST:

\_\_\_\_\_  
Britt Ostler, Auditor

