

MINUTES OF THE CLINTON COUNTY COMMISSIONERS

November 18, 2025

9:00 A.M.

The Clinton County Commissioners met for a regular meeting on November 18, 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, Tammy Sander, Sesaly Reifert, Matthew Risk, Carol Price, Steven Deckard, Renee Crick, Mike Hensley, Liz Stitzel, 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 FAIR COUNCIL FINANCIAL REPORT

Hillary Guffy of the Fair Council gave a financial report stating the rental income stayed about the same, fair income was down about \$7,200 because of the rain this year. Events broke even, and repairs were up because of the two new buildings. Utilities remain their biggest expense, last year it was \$48,000 and this year it's currently at \$37,000. They will possibly need to increase their budget from what they get from the county.

Hillary stated they would like to open a bidding process for naming rights for 4 buildings including the show arena, 2 new buildings and the Edward Jones building's contract is up. They will review them at their February 4th meeting.

Commissioner Brewer stated there are a couple openings on the fair council if anyone is interested.

IN THE MATTER OF LUPAC 09-25-391-ORDINANCE 2025-08-DATA CENTER/AREA PLAN UPDATE

Liz Stitzel reported she had one unsafe structure located at 8939 E. Hillis St. This property ended up losing its septic and has sat for a while. New owners just received their tax deed. Chris Wilkinson the project manager for Home Free Enterprises stated they've been waiting on the deed to proceed on the project. He has spoken to the Health Department that has sent him soil samples. He stated as soon as they get the quotes back they are ready to go and the money is there to spend. Liz recommends giving a 3 month extension to see if they have pulled their permits and are under construction. Commissioner Weaver motioned to give a 3 month extension and revisit on March 3rd. Commissioner Myers seconded. Motion carried 3-0.

LUPAC:

Liz stated she received an email from the petitioners and they are withdrawing the rezoning petition CC2025 00787 docket #15-25-RZ. They do intend to file a new application with a different configuration and amount of acreage based on the actual end user. There is no action that can be taken at this time.

IN THE MATTER OF PUBLIC COMMENT

Richard Hammer stated that the data center they just visited was not finished, so in truth they can't speak to the actual impact that an operational facility will have on the community they visited. It was said on WILO party line that when this facility is operational it will make water. He asked if they have seen data that this is working in similar facilities around the country. He stated that Google's data center in Council Bluffs, Iowa consumed 1.3 billion gallons of water in 2024. He asked where are these data centers located with recirculating loop cooling systems that actually give back water instead of using it. He stated that the developer will be building an electrical substation on site but we know that a substation doesn't generate electricity. The substation reduces the incoming high voltage to a voltage that can be safely used inside a facility. Even if that company generating that less electricity has a separate contract with the data center, does that guarantee our residential rates will not increase. Despite reassurances to the contrary, residential customers in Clark County, Illinois saw a 20.7% increase in their electric bills, and Lefit, Louisiana experienced a 39% increase. He asked can you state for the record that the proposed data center is not being offered tax incentives of any kind and that it will pay its full share based on the \$50 billion investment in Clinton County. It's very rare for one of these projects to move

forward without tax incentives. He asked how confident are they that any jobs it creates will be local hires. He asked about EMF's and the adverse health effects of electromagnetic field emissions are very well documented and we are already overexposed.

Commissioner Brewer asked Richard to come back when this comes back around. He answered the question about abatement and he can already tell him that in their inner circle that the council president has mentioned abatement and to be prepared that is coming. They had their PIP meeting and they were told the plan was to offer an abatement.

Jodi Stewart from Boone County started to read a notice to the commissioners. Commissioner Weaver stated we've heard this before and asked if she was a Clinton County resident. Commissioner Brewer stated he would give her the remainder of her two minutes. She continued to read the notice.

Susan Gates continued to read the same notice. Jodi Stewart gave copies of the notice to the commissioners.

Tammy McDaniel gave her two minutes to Katelyn Greeno.

Commissioner Weaver objected to her continuing to read this constitutional notice.

Commissioner Brewer stated he should take it to a vote. Commissioner Weaver motioned to eliminate the constitutional issue.

Attorney Tom Little stated that the notice has no legal basis in Indiana law. It doesn't make any sense.

Commissioner Brewer stated he agreed but they have a job to allow the public to comment and to allow them their 2 minutes and then move past it.

Commissioner Myers stated they should have a chance to speak and he will not second the motion. The motion dies for lack of a second.

Tom Rimmer gave his 2 minutes to Katelyn Greeno.

Katelyn Greeno stated there was a WTHR news segment that confirmed that two commissioners traveled to the out of state facility in New Jersey approved by the county attorney as doing their due diligence. She stated that the people are also owed a determination by the county attorney showing in the law where the county commissioners can determine the public good of the people against affidavits given to them by right and they would like that in writing. County Attorney Tom Little stated he would not do that. After some discussion she read a portion of her affidavit to the commissioners.

Michael Murphy stated he was in the IT industry for over 25 years at all levels. When he first heard about the data center coming to Clinton County he thought it was a good idea, but was wrong. After he attended multiple meetings and his own research he saw a serious lack of planning, foresight, operational parameter scoping, as well as a communication and information flow that should have been happening but wasn't. He believes in growth but this proposed data center is not the way.

Brenda Tolson gave her 2 minutes to Michael.

Jeff Symmes asked how the noise level was when they visited the site in New Jersey. Commissioner Weaver stated that it wasn't operational. Jeff asked how many megawatts did the facility use and how much is this one going to use. Commissioner Weaver said he didn't know. He asked if they talked about a non-disclosure agreement and had they signed it. Commissioner Weaver stated they have talked about it but have not signed one and didn't know if they would sign one. Jeff asked how much water they would use. Commissioner Weaver stated if he remembered right, initially it would be the same as two olympic size pools of water to start then be on a recirculating system and from that point the humidity and the condensation collected would go back into the system or community. Commissioner Weaver stated IMPA has agreed to completely support and protect and he has seen letters from Tipmont where they can support this with electricity and the utilities of Frankfort.

Venetia Morris stated the proposed data center isn't just another development. It is part of a digital transformation that will shape our workforce, our economy and the future of Clinton County. Today, in the digital revolution, AI and automation are replacing cognition itself. We are already seeing wealth concentrate far from the places where these facilities are built, and if we are not intentional, we risk repeating history. She proposed the Clinton County Wealth Compact. Traditional community benefit agreements rely on job promises. But as automation grows, those promises become less meaningful. The Compact offers something stronger.

Ownership, by granting a minimum of 35,000 share equity stake to a county development trust, which is roughly one share for every resident within this community. We tie this community to the long-term success of the project. Dividends reach households whether automation rises or falls. This is negotiation and ensures the people who live here share directly in the prosperity created here. We also need protection around water, energy, and utility costs. Data centers are an enormous resource risk and without proper oversight, the public can end up holding the bill. She stated she is tying to the Compact existing law classifying or asking to classify the data center a significant water withdrawal facility which requires full DNR reporting and enforces true sustainability standards. She urged the commissioners to support the Compact.

Commissioner Brewer stated these things take time for negotiations and we aren't allowing time. He voted no before and he will vote no again, stating we can't give up the right to rezone this without negotiating everything beforehand, because once we do that we have no leverage. He said collectively they've received 57 emails and 3 were for it and the other 54 were against it. He would encourage people to continue to reach out and share their true thoughts.

Commissioner Weaver stated initially he was against the data center until he was invited to get additional information, and all along he has said he wanted time to do his due diligence and research. When he went to Vineland what he saw was construction and the inside was not done. It is a tough decision. He sees a lot of positives that haven't been mentioned such as the money that it is going to generate, and is estimated to be 15-20 million dollars a year that the county will receive from that one operation.

Commissioner Brewer asked where that number came from. Commissioner Weaver responded from them and the President of the council. Commissioner Brewer asked if that was with or without abatement. Commissioner Weaver stated he hasn't heard anything about abatements. They have not asked us at this point. He would be against abatements at this point and time. He stated he checked about the water loss and by technology they're doing a loop system so it's not high usage of water. They also generate their own water. Regarding electricity, he now knows all three of the electric companies have sent confirmation that it will not affect our residential electricity. He stated we are going fast because if we want to grow in our community we need to step up. They are also talking about a pre-cast cement business and that's why they want more ground. They will build that first and hold somewhere around 300 employees from this community. They're going to build another Midwest company and that's another 250-300 employees, and this will have to be put in writing.

Commissioner Brewer asked how large was the site in New Jersey they visited. Liz Stitzel stated it was approximately 600 acres.

Commissioner Myers stated he has said from the start they need to find all the information they can and do what's best for Clinton County. He stated we need to look ahead because none of them, including council, know what is going to happen with SB1 starting in 2027. There are 100 school districts in Indiana that are doing referendums or laying off people and Frankfort is one of them.

IN THE MATTER OF MATERIAL BIDS

Tom Little opened Material Bids from Irving Materials, Heidelberg Materials, US Aggregates, Kokomo Gravel Inc., Central Paving, Rieth-Riley, and Milestone. Commissioner Weaver motioned to take bids under advisement, Commissioner Myers seconded. Motion carried 3-0.

IN THE MATTER OF SNOW BIDS

Tom Little opened the Snow Bids from Exterior View Inc. that came unsealed, Russel Trucking, and Smith Lawn Care. Commissioner Myers motioned to take bids under advisement. Commissioner Weaver seconded. Motion carried 3-0.

IN THE MATTER OF HIGHWAY UPDATE

Rick presented the purchase order for 3 tractors with a decrease of interest rate that was previously discussed. Commissioner Myers motioned to approve the purchase order. Commissioner Weaver seconded. Motion carried 3-0.

IN THE MATTER OF OLD BUSINESS

Commissioner Weaver motioned to approve Cottage Watchman Proposal to do the elevator monitoring for Parkview, Sheriff's Department, and Annex. Commissioner Myers seconded. Motion carried 3-0.

IN THE MATTER OF NEW BUSINESS

Commissioner Weaver motioned to approve the 2026 Commissioner Meeting Schedule. Commissioner Myers seconded. Motion carried 3-0.

IN THE MATTER OF ORDINANCE 2025-09-INTERNAL HIRING POLICIES-Commissioner Brewer stated the HR department is still working on the details of the ordinance and will bring it up in a future meeting once modifications have been made.

IN THE MATTER OF DEPARTMENT HEAD REPORTS

Tim Elston asked for approval to get the computer replacement for this year that will be roughly \$30,000. Commissioner Myer motioned to approve the computer replacements. Commissioner Weaver seconded. Motion carried 3-0.

Kiale Mitchell thanked the commissioners and everyone for their work and the move to the Annex building. Their office was able to cut their move time to almost in half saving the county about \$4,000 from the original bid. She also thanked Todd and Randy for the extra work they've done. She also thanked Tim from ACCS.

Steven Deckard reported they had 5 students that passed their final psycho motor and written and they are in capstone now. They will conclude that by December 31st and be eligible to take the written exam. Of those 5 he looks to retain three full-time and one part-time. They have an EMT class they are planning to start in January. Their keypad system went out last week at EMS headquarters completely non-operational and they had no access to their building and had to have the company come out and give them a quote. The system had to be replaced for \$3,890, they can do some transfers internally and be able to fund it.

Jada Ray stated she echo's what Kiale said about the moving process and thanked Todd, Randy, and Two Men and a Truck. She presented a Beacon Amendment for a Jotform license. The commissioners will review and decide at the next meeting.

Renee Crick reported they had their multi hazard mitigation meeting on November 5th. They had great participation. They will have another meeting in January. She thanked the highway guys for the work they did on the door at EMA.

IN THE MATTER OF COMMISSIONER REPORTS

Commissioner Weaver thanked everyone that made this move possible and all their hard work. He stated he heard that Lebanon is needing to put down a tremendous amount of gravel-maybe a thousand trucks and they are being driven down County Road 100 N. He's concerned that the road is not built for that weight limit. Rick stated that the road was falling apart and they did some wedging and chip seal and it seems to be holding up but if there are that many trucks coming down it will take a toll on it. Commissioner Weaver would like the Sheriff Department to keep an eye on it if they can.

Commissioner Myers also thanked everyone for their efforts in the move.

IN THE MATTER OF CLAIMS

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

Friday claims dated November 14, 2025 in the amount of \$42,804.18

Bi-weekly claims dated November 18, 2025 in the amount of \$667,771.24

Court claims dated November 18, 2025 in the amount of \$33,462.91

IN THE MATTER OF PAYROLL

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

Payroll dated October 31, 2025 in the amount of \$571,844.58

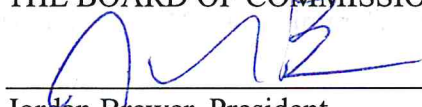
IN THE MATTER OF COMMISSIONER MINUTES

Commissioner Myers motioned to approve regular meeting minutes dated November 4, 2025, seconded by Commissioner Weaver. Motion carried 3-0.

The Commissioners cancelled the next meeting and changed to a Special Meeting on December 5th at 10:00 to approve claims.

Without any further business to come before the Board of Commissioners, Commissioner Weaver motioned to adjourn the meeting, seconded by Commissioner Myers at 10:40 a.m. Motion carried 3-0.

THE BOARD OF COMMISSIONERS OF CLINTON COUNTY


Jordan Brewer, President


Bert Weaver


Kevin Myers

ATTEST:


Britt Ostler