

# Minutes

## Seymour Common Council

June 9, 2025

The June 9th, 2025, Seymour City Council was called to order by Mayor Matt Nicholson at 7:00pm. The invocation was given by Rev. Les Linz, and the Pledge of Allegiance was recited. A virtual/steaming option was available.

**Members Present:** Mayor Matt Nicholson, Clerk/Treasurer Darrin Boas, Jerry Hackney, Seth Davidson, Brian Terrell, Brad Lucas, Chad Hubbard, Danielle Long, City Attorney Chris Engleking virtually, Fred and Sally Vogel, Jon and Laura Stahl, Kevin Kaplin, the Parkers, Police Chief Greg O'Brien, DPW Director Chad Dixon, Mayor Admin Jane Hayes, Dr. Calhoun, Information Specialist January Rutherford, Bruce Wynn, Jim Plump, Jackie Hill, Chip Everhart, Zach Spicer, Bob Beatty, Dan Davis, Andy Royalty, Amanda Lowery, Marvin Veatch, and a few other Community citizens.

On a motion by Councilman Lucas, seconded by Councilman Hubbard, the minutes from the 5/27/25 meeting were approved.

The Mayor welcomed newly caucused Council member Danielle Long filling the seat vacated by Bob Beatty.

### Reports from Committees, Boards, and Commissions:

- Councilman Hubbard shared the Retail Development committee had met and will be providing info Food Truck and Itinerant Merchant ordinance updates to the City Attorney for council consideration at the next meeting.
- Councilman Davidson presented the following with Statements of Benefits:
  1. Vital Farms, INC., Killion Ave. 2 personal property, 1 real estate. Jim Plump went through the requests. A 10-yr abatement on real estate improvements on \$104,000,000, \$86,000,000 on equipment, and \$400,000 on equipment. Jim shared the financial impact: growth of property tax revenue and LIT during a time of uncertain budgeting coming from recent state legislation. Councilwoman Long asked about what happens at Vital Farms, potential environmental impacts and resident health concerns. Joe Holland of Vital Farms shared they wash, grade, pack, and distribute eggs purchased from area farms, they are a 0-landfill operator, and have had no environmental issues. Councilman Terrell asked if these were the full abatements, and the response was yes. Councilman Hackney asked about the salary vs hourly, 49 salary and 365 hourly will be employed, and hiring will start in the 2<sup>nd</sup> half of 2026. Councilman Hubbard asked about the property tax revenue moving forward with the facility vs farmland. Councilman Lucas asked when they plan to open, they plan to begin testing Qtr 4 of 2026, operations start 1<sup>st</sup> Qtr in 2027. Chip Everhart shared his opinion that Vital did not need an abatement, as they were very profitable last year. Chip also feels the City has become a slave to passing out abatements. Kevin Kaplin asked if they were direct hiring or temp services, they will be direct hire and use E-Verify. On a motion by

Mr. Davidson, seconded by Mr. Lucas, the statement of benefits was accepted 4-2-1.

2. FAKT Holdings, LLC/MAK Steel Services, LLC, 1191 King Ave. (1 real estate) 10 yr tax abatement on real estate improvements totaling \$1,700,000. Councilwoman Long asked if they were involved with the schools work-based learning/training and they are. Councilman Terrell asked about truck traffic and entry in the industrial park. On a motion by Mr. Davidson, seconded by Mr. Terrell, the statement of benefits was accepted 6-0-1.

#### **Public Hearing:**

- **None to report**

#### **Old Business:**

- **None to report**

#### **New Business**

- Councilman Davidson introduced Resolution No. 15, Council Bill No. 27 (2025), seconded by Councilman Lucas, a resolution of the Common Council of the City of Seymour, Indiana, approving a tax abatement for Vital Farms, Inc. for Real Estate Improvements to be located on Killion Ave., Seymour, IN 47274. This was discussed above in reports. On a motion by Mr. Davidson, seconded by Mr. Hubbard, the resolution passed 5-0-2.
- Councilman Davidson introduced Resolution No. 16, Council Bill No. 28 (2025), seconded by Councilman Lucas, a resolution of the Common Council of the City of Seymour, Indiana, approving a tax abatement for Vital Farms, Inc. for Qualified Personal Property. This was discussed above in reports. On a motion by Mr. Davidson, seconded by Mr. Terrell, the resolution passed 5-1-1.
- Councilman Davidson introduced Resolution No. 17, Council Bill No. 29 (2025), seconded by Councilman Lucas, a resolution of the Common Council of the City of Seymour, Indiana, approving a tax abatement for Vital Farms, Inc. for Qualified Personal Property – IT equipment. This was discussed above in reports. On a motion by Mr. Davidson, seconded by Mr. Terrell, the resolution passed 5-1-1.
- Councilman Davidson introduced Resolution No. 18, Council Bill No. 30 (2025), seconded by Mr. Terrell, a resolution of the Common Council of the City of Seymour, Indiana, approving a tax abatement for FAKT Holdings, LLC/MAK Steel Services LLC for Real Estate Improvements to be located at 1191 King Ave. This was also discussed above in reports. On a motion by Mr. Davidson, seconded by Mr. Lucas, the resolution passed 6-0-1.

#### **Miscellaneous Business:**

- Councilman Hubbard asked Police Chief O'Brien about the policy for the thumbprint scanners. Greg said he had a couple policies he was reviewing.
- Councilman Hackney asked the Mr. Holland and Mr. Plump about where they think the workers will come from for Vital Farms as we already have low unemployment in the county. Mr. Plump shared about RR Donnelley closing and pulling in from outlying counties.

Vital Farms feel their benefits package being put forth will draw the needed employees to their business.

- Bob Beatty shared the recent death that occurred by the Hangman's Crossing intersection (2<sup>nd</sup> St and US 50) and the traffic the closures on Community Drive is causing at this intersection. Police Chief O'Brien shared the death was not caused by the intersection, but due to someone walking along US 50 at 4:30 am in dark close, still a sad situation.
- Bill Rile (spelling?) asked about better access to industrial properties in the east side industrial park. The Mayor shared additional access would be from the interstate, it is out of the City's hands.

On a motion by Mr. Lucas, seconded by Mr. Davidson, the meeting was properly adjourned.

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Matt Nicholson, Mayor

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Attest: Darrin Boas, Clerk/ Treasurer