

**CASS COUNTY REDEVELOPMENT COMMISSION  
SPECIAL MEETING  
October 11, 2019**

**Redevelopment Commission Members Present:** Dave Arnold, Grover Bishop, Brian Reed, Duane Sailors, Cass Co RDC Attorney John Hillis   **Attendees:** Arin Shaver - Planning Dept., Dan Musselman – Cass Co Health Dept, Terry Depoy and Lacie Copee – Heartland Truck Stop & Wash

The Cass County Redevelopment Commission met in Special Session at 8:34 A.M. in the Commissioners Hearing Room to review and to approve the use and addition of the Heartland Truck Stop and Wash.

Terry Depoy, Manager, Heartland Truck Stop and Wash is requesting approval to expand their current building to 100' X 62'. The building will be used for storage of the sawdust separator, equipment and parts storage, and will have a maintenance bay.

Bay 6 will be used for maintenance of equipment and trucks, and will have a small shop to store parts needed for maintenance and equipment. Bay 7 will contain the sawdust separator that was recently purchased. It cannot be outside in inclement weather. This bay will also have an overhead conveyor to load trucks of sawdust inside the building. This will help contain the smell generated from the used sawdust.

The expansion has to stay on the east side of the current building due to a NIPSCO gas line coming from the north side of the existing building. The floors of the building will slope toward a concrete wall that will help contain any water brought in by trucks and equipment, and will go to the lagoon.

No water will be run to bays 6 and 7. No drains will be in floor, and the floor will be heated.

Arin advised Terry that an Indiana State design release will be needed to get local permits.

The RDC asked about their current investment with the wastewater tanks. Terry stated the tanks are working, but the COD's are still too high to release. They're looking at other alternatives, such as microbes. Microbes can be used to help lower the COD's in the water. UVA is another option to kill pathogens, but UVA rays cannot be used on trucks. Disinfectants really don't work either because they contain a lot of acid that also changes the COD's in the water.

The RDC told Terry that spraying is creating issues for neighbors, and the current cease and desist letter issued to Heartland Truck Stop and Wash is not being followed to date. Terry said they would not spray anymore.

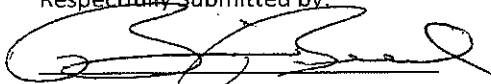
RDC reminded Terry of the initial commitments given to the County BZA in 2013 included a fence around the lagoon, and evergreens planted to hide and help with the smell of the lagoon.

Terry said they were looking to purchase additional land to drain water from the lagoon.

Brian made a motion to approve the use and the requested addition of the building to enclose the sawdust separator, for equipment and parts storage, and a maintenance bay and was to be used for Storage only. (Bays 6 & 7), seconded by Grover. Motion carried 4-0.

Adjournment: Brian made a motion to adjourn, seconded by Grover; Motion carried unanimously.

Respectfully Submitted by:



Brian Reed, Secretary