

JULY 15, 2024

REGULAR SESSION

PULASKI COUNTY COMMISSIONERS

The Pulaski County Commissioners met in regular session Monday July 15, 2024 8:30am at the Pulaski County Highway Department training room. Commissioners present were Charles Mellon, Maurice Loehmer, Michael McClure with County Auditor Laura Wheeler and County Attorney Kevin Tankersley.

Also present were Nathan Origer, Joe Moyer, Megan Galbreath, Chris Schramm and Gary Kruger.

President Mellon opened the meeting with the Pledge of Allegiance.

IN RE: CDC

General demolition and deconstruction work continues with pictures uploaded weekly to the County's facebook page. Remainder of retaining wall discussed. County to figure out how to dispose of it. Since then a local landowning couple has volunteered part of their farm property so we can hold on to the entire wall for now, but we are not able to guarantee how much of the wall reinstallation the budget will permit. Delta III continues with excavation work in support of the removal of the retaining wall by the masonry subcontractor and in preparation for the installation of underground site utilities and the waterproofing of the foundation. Akron Concrete Products removed three buried time capsules and have temporary custody until they can be reburied. Highway Department is loading up most of the items stored in their lobby that have not been set aside for restoration to deliver to Olson Auctions and sold online. A change order request is expected in the near future, one that will likely come with measurable cost involving wastewater discharge into the Town's sewer system. According to as-built plans used by engineer/architects, there should be a pipe running out of the center of the rear of the basement to be used for the discharge. At some point, this pipe was removed but the drawing on file was not updated.

Disbursement Request #2 presented to First National Bank of Monterey, including \$94,888.00 in invoices and reimbursement to LIT-ED Fund of \$1,351,116.78. Barnes & Thornburg directly submitted Disbursement Request #1 for legal counsel and financial advisors. Disbursement requests to First National Bank expected to be submitted on a monthly basis. Current balance of funds held by Bank is \$2,243,702.12 and \$9,380,000.00 in the County-held fund. A large portion of the County's share of the bond proceeds will be invested.

The Courthouse lawn has a few veterans' memorials near the flagpole and the VFW Auxiliary has asked permission to install a new monument in this area to honor Vietnam War veterans. The Auxiliary is not asking the County to cover any of the costs, other than possibly the costs associated with pouring a footer. Luminaut and Tonn & Blank have no concerns and Luminaut is giving some design ideas on the exact placement of the monument. Michael McClure made a motion to give the VFW Auxiliary permission to go forward with this project, Maurice Loehmer seconded and motion carried unanimously.

Commissioners and Council agreed to support the proposed Willow Creek Villas housing project. Two weeks ago, Council approved advertising a \$350,000.00 additional appropriation for the LIT-ED fund to be used for a low-interest loan to Willow Creek Villas, LLC as a local match support for the development. This project will receive tax credit support through the Indiana Housing & Community Development Authority. The project proposes:

11 units with income threshold at 30% of the area median income (AMI), rent of \$447.00 per month plus utilities.
6 units with income threshold at 50% AMI, rent of \$812.00 month plus utilities
17 units with income threshold at 60% AMI, rent of \$994.00 month plus utilities

Commissioners asked to authorize County Attorney to begin drafting the necessary loan documents with the hope Council will approve the additional at its August meeting and Commissioners will be able to execute the documents during its second August session. Loan terms are \$350,000.00 at 2.00%, 15 year repayment. Willow Creek Villas is required to maintain the income-based rent for 15 years and then can either sign up again or rent at regular rates. Charles Mellon made a motion to have County Attorney draft necessary documents, Maurice Loehmer seconded and motion carried unanimously.

IN RE: OTHER BUSINESS

Water leaks from high rain volume discussed.

Maurice Loehmer made a motion to approve and sign claims & payroll #14, Michael McClure seconded and motion carried unanimously.

Maurice Loehmer made a motion to approve and sign the July 1, 2024 regular session minutes, Michael McClure seconded and motion carried unanimously.

The County’s group health insurance policy is renewing August 1, 2024. EPIC insurance reported that the County had an overall premium increase of 11.73%: PPO-6.46% (13 employees); HAS-12.87% (78 employees); Vision-no change; Dental-5%. Maurice Loehmer made a motion to approve the renewal as presented, Michael McClure seconded and motion carried unanimously.

County’s time clocks need evaluated for the 2025 budgets.

Attorney Tankersley signed a contract with Olson Auction for the sale of County property on CR200S. There is a potential buyer for the large piece of machinery but will probably not sell for more than scrape value. In September there will be a sale conducted at the property with money returned to the Revolving Loan Fund.

Metal around the County Highway building discussed briefly.

Discussion took place on roof replacement on building at recycling. Estimates are needed with cost expected to be paid from ARPA funds.

With no other business to discuss, Maurice Loehmer made a motion to adjourn at 8:58am, Michael McClure seconded and motion carried unanimously.

Approved and signed this 5th day of August 2024 by the PULASKI COUNTY COMMISSIONERS.

CHARLES MELLON

MAURICE LOEHMER

MICHAEL MCCLURE

ATTEST: _____
LAURA WHEELER, AUDITOR, PULASKI COUNTY, N