

FEBRUARY 18, 2025**REGULAR SESSION****PULASKI COUNTY COMMISSIONERS**

The Pulaski County Commissioners met in regular session Monday February 18, 2025 8:30AM at the Pulaski County Highway Garage training room. Commissioners present were Donald Street Jr., Michael McClure and Jennifer Knebel with County Auditor Teresa Bryant and County Attorney Jacob Ahlers.

Also present were Chris Brucker, Gail Lambert, Margarita Bope, Randy Davis, Bob Barger, Dillon Back (?), Mike Craft (?), Kevin Wyatt, Martha Krohn, Dennis Bope, Billy Bope, Terri Hansen, Raymond Hansen, Jim Pierrou, Scott Leman, Leeann Wright, Karla Redweik, Nathan Origer, Chris Schramm, Connie Ehrlich, Ronald DeSabatine, Brandi Larkin, David Martin, Chris Nuest, Michelle Frees.

President Street opened the meeting with the Pledge of Allegiance.

IN RE: COMMUNITY FOUNDATION OF PULASKI COUNTY, LEEANN WRIGHT

Executive Director Leeann Wright spoke of community reports that are now available to the public on the Community Foundation website under "reports". The latest report is "Pulaski County Strategic Visioning Plan" which was completed by the Indiana Communities Institute at Ball State University. They gathered information from five community listening sessions throughout the County. Report provides a list of focus areas as well as strengths and gaps that require attention.

IN RE: KARLA REDWEIK, BUILDING/APC

Karla presented Flood Damage Prevention Ordinance Indiana Model, approved by prior Commissioners in 2024 but never signed. Attorney Ahler recommended current Commissioners reapprove and sign. Michael McClure made a motion to approve and sign Flood Damage Ordinance 2025-06, Jennifer Knebel seconded and motion carried unanimously. The only difference in the two ordinances is the date, commissioners' and auditor's name. The ordinance may be viewed on the Pulaski County website.

Karla recommended Commissioners reappoint Megan Korous as a democrat citizen member to the APC. She has served for the last 4 years and has been a positive asset to the APC. Jennifer Knebel made a motion to reappoint Megan Korous to the APC, Michael McClure seconded and motion carried unanimously. Karla also had list of individuals that are interested in being alternative to APC, all republicans. Donald Street proposed some type of vetting process to make sure they are choosing people who will best represent the County. Karla will draw up an application to give to interested parties.

Karla presented Ordinance 2025-02 for approval, amending Pulaski County Development Fee Schedule. This ordinance pertains to maintenance violations and APC approved 7-0 with 1 abstaining. Michael made a motion to approve and sign Ordinance 2025-02, Jennifer seconded and motion carried unanimously.

ORDINANCE OF
THE BOARD OF COMMISSIONERS OF PULASKI COUNTY, INDIANA
Pulaski County Ordinance No. 2025- 02

ORDINANCE AMENDING
PULASKI COUNTY DEVELOPMENT FEE SCHEDULE

WHEREAS, The Pulaski County Board of Commissioners (hereinafter referred to as "the County") have the power and authority to amend the development fee schedule pursuant to Ind. Code 36-2-4-8; and

WHEREAS, the Advisory Plan Commission (hereinafter referred to as "PCAPC") did on February 6, 2025 hold a scheduled special session to continue discussion recommending an amendment to the Pulaski County Development Fee Schedule as it pertains to Violation Penalties of the schedule and last modified January 19, 2021. The relevant fee language is found in the Pulaski County Development Fee Schedule under Section A. Land Use at subparagraph 5. Violation Penalties. The following amendment to this portion of the fee schedule has been presented to the County for their consideration with a vote of 7 in favor of; 0 opposed; 1 abstained as follows:

Pulaski County Development Fee Schedule A.5.ii. First Notice of Penalty
Any and all fees associated with improvement to be paid and procedures to be followed; \$200

Pulaski County Development Fee Schedule A.5.iii. Second Notice of Penalty
Any and all fees associated with improvement to be paid and procedures to be followed; \$400

Pulaski County Development Fee Schedule A.5.iv. Third Notice of Penalty
Any and all fees associated with improvement to be paid and procedures to be followed; \$600

Pulaski County Development Fee Schedule A.5.v. Fourth Notice of Penalty
Any and all fees associated with improvement to be paid and procedures to be followed; \$800

Pulaski County Development Fee Schedule A.5.vi. Fifth, etc, Notice of Penalty
Any and all fees associated with improvement to be paid and procedures to be followed; \$1,000

WHEREAS, the County being duly advised now approves said recommendation by the PCAPC; and

THEREFORE, BE IT ORDAINED THAT:

The Pulaski County Development Fee Schedule is hereby amended to include the following language:

Pulaski County Development Fee Schedule A.5.ii. First Notice of Penalty

Any and all fees associated with improvement to be paid and procedures to be followed; \$200

Pulaski County Development Fee Schedule A.5.iii. Second Notice of Penalty

Any and all fees associated with improvement to be paid and procedures to be followed; \$400

Pulaski County Development Fee Schedule A.5.iv. Third Notice of Penalty

Any and all fees associated with improvement to be paid and procedures to be followed; \$600

Pulaski County Development Fee Schedule A.5.v. Fourth Notice of Penalty

Any and all fees associated with improvement to be paid and procedures to be followed; \$800

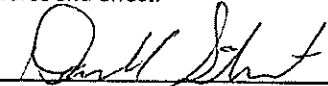
Pulaski County Development Fee Schedule A.5.vi. Fifth, etc, Notice of Penalty

Any and all fees associated with improvement to be paid and procedures to be followed; \$1,000

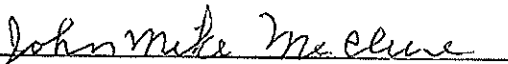
Pursuant to Ind. Code 36-2-4-8 (e) this ordinance will be published one time within thirty (30) days from February 6, 2025 in accordance with Ind. Code 5-3-1. Implementation of the fee increase shall begin ninety (90) days after the date of publication.

Passed and adopted by the Board of County Commissioners of Pulaski County, Indiana, this 18th day of February, 2025 and effective ninety (90) days after the first publication, but no later than May 7, 2025.

All other aspects and language of the Development Fee Schedule adopted January 19, 2021 shall remain in full force and effect.



Donald "Don" Street, President

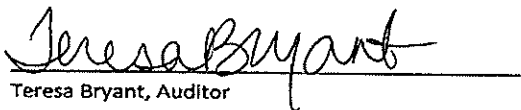


John M. "Mike" McClure, Vice-President



Jennifer "Jenny" Knebel, Member

Attest:



Teresa Bryant, Auditor

Ordinance 2025-03 makes language changes to the Unified Development Ordinance of Pulaski County and approved by APC 7-0 with 1 abstaining. After much discussion, County Attorney Ahler was asked to review and make some language changes and then Karla can bring back to the Board.

Ordinance 2025-04 would place an 18-month moratorium on Battery Energy Storage Systems (BESS), which the APC approved 7-0 with 1 abstaining. Karla said the purpose of the moratorium would be to have time to better educate APC on BESS and proper ordinance language since the County does not have anything related to BESS currently in place. Donald asked Karla if she has discussed House Enrolled Act 1173, which creates framework to regulate BESS, with the APC. She has discussed some information but has not gone into a lot of detail yet. Jennifer added that if a BESS application was presented now, there is no protection for Pulaski County and we would be at the mercy of Homeland Security. Karla is looking into classes for the APC members. She believes there is only one sentence in a County ordinance that refers to responsible maintenance of BESS.

Proper legal notice then discussed. Karla said APC meets bi-monthly and they vote on a meeting schedule at the end of the year, which she is responsible for advertising. The February 6th APC meetings were advertised as special session as they were not previously advertised. Don asked if the notices Karla gave to the Journal are the notices that was printed. Karla said the ordinance adjustments and fee schedule were but the moratorium notice was adjusted. Jennifer admitted she went to the Journal office and changed the moratorium public notice with permission from County Attorney. Jennifer said she sent correspondences to Karla but she did not receive them until the next day due to Martin Luther King Jr. day. Donald said it is the building inspector's responsibility to be involved with any changes. It is important to do things correctly. Jennifer made a motion to accept moratorium but motion died due to lack of a second. Michael made a motion to deny Ordinance 2025-04 and Donald seconded. She

wanted to know if the denial is because she made adjustments to the notice in the Journal with County Attorney permission. Donald said it was not her particularly but he believes there is a process in place that needs to be followed. County has had many lawsuits that may have been caused when things were not done correctly. We know the building inspector is responsible and we could open up ourselves to a potential issue down the road. I do not think it was done correctly at this point. Motion passed 2-1 with Jennifer opposed.

Ordinance 2025-05 adjusts the development fee schedule, which the APC approved 6-1-1. Karla read the proposed language adjustments with discussion following on reclamation. Nathan raised his concern that these fees will go back to County General but Highway and CDC work out of different funds that should be reimbursed. Michael made a motion for Karla and County Attorney to work on cleaning up the language in the ordinance, Donald seconded and motion carried unanimously.

IN RE: NATHAN ORIGER, CDC

1. Courthouse Project

A. Project Finances: County has a little more than \$1,450,000 in cash available for project expenditures and will probably need to cash out the \$5,000,000. CD in 6-8 weeks. Owner's contingency balance is just above \$223,000 minus future sidewalk expense. Nathan signed off on the final Change Order for the emergency HVAC work that had been previously okayed on a time-and-materials basis, for \$28,705.31. He has reached out to the lead architect to get reimbursement.

B. Change Orders: Nathan approved two change orders last week relating to door framing (\$4,600) and replacing a main electrical-distribution panel (\$10,728.02). \$115,000 in change orders is expected over the next several weeks to total around \$115,000.

i. Change Order #53 in the amount of \$19,981.45 (plus architect fees) addresses office and restroom plaster repair on the main floor. There were too many uncertainties on plaster conditions for the bid to call for a set price and instead the bidders offered a time-and-material rate for plaster. Jennifer made a motion to approve Change Order #53, Michael seconded and motion carried unanimously.

ii. When bringing the project budget under threshold, underlayment for the carpeting was eliminated. The floor sub has asked if we want to revisit using underlayment. Pros: While it would require driving screws into the hardware, less glue would be needed; would reduce the amount of noise; would create a more consistent base for the carpeting. Cons: Adds \$30,000 to the overall cost and puts countless holes into the hardwood. Michael made a motion to move forward with underlayment, Jennifer seconded and motion carried unanimously.

C. Progress: More MEP and paintwork has continued and millwork has arrived on site for in-field preparation in addition to continuing treatment of existing millwork. Underground utility work almost finished and more tile and light fixtures have gone in, along with HVAC ceiling grills.

2. Industrial-park Matters

The Advisory Commission on Industrial Development had advised Nathan to get one appraisal of the remaining County-owned industrial park land and ask the Board of Finance to invest large portions of the two funds available for industrial park uses. Nathan wanted to pause the investment conversation and ask that the Commissioners authorize him to move forward with two appraisals. If by the Thursday afternoon deadline, he has decided to complete the RFI for a lead distributed by the Indiana Economic Development Corp. for a relatively small-scale manufacturing project that Winamac utilities can handle and for which we have enough land available. If he is unable to collect all of the required information for the RFI, he will hold off the appraisals and revisit the investment question. Nathan estimates appraisal cost of \$2700 to \$6,200. Jennifer would like to hold off right now. Donald made a motion to move forward with getting appraisals, Michael seconded and motion carried 2-1 with Jennifer opposed.

IN RE: OTHER BUSINESS

Jenny made a motion to approve and sign regular session minutes from 2/3/2025, Michael seconded and motion carried unanimously.

Jennifer questioned a claim of Ambulance Billing Services. Teresa explained that the service takes care of all billing for EMS. Money goes to the County and then they bill for their services on a monthly basis. If they are unable to collect on bills, turned over to EMS' attorney Justin Schramm. Jennifer made a motion to approve and sign claims and payroll #4, Michael seconded and motion carried unanimously.

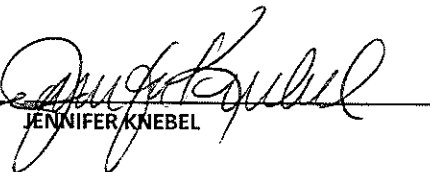
IN RE: PUBLIC COMMENT

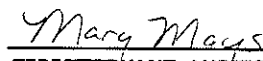
Connie Ehrlich-While she is concerned about the legalities of the public notices, she thinks Donald is getting hung on of the small things while the big picture of having a moratorium is most important.

Rudy DeSabatine: He is concerned about all of the roofing work when the temperature is so cold. Nathan said they are doing very little roof work, just putting tiles back up that they removed for scaffolding.

With no other business to discuss nor public comment, Michael made a motion to adjourn at 9:50 AM, Jennifer seconded and motion carried unanimously.

Approved and signed this 17th day of March 2025 by the PULASKI COUNTY COMMISSIONERS.

 DONALD STREET JR.	 MICHAEL MCCLURE	 JENNIFER KNEBEL
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ATTEST: 
~~TERESA BRYANT, AUDITOR, PULASKI COUNTY, TN~~
MARY MAYS, First Deputy
Auditor, Pulaski County, TN