

DECEMBER 16, 2024**REGULAR SESSION****PULASKI COUNTY COMMISSIONERS**

The Pulaski County Commissioners met in regular session Monday December 16, 2024 8:30AM at the Pulaski County Highway Garage training room. Commissioners present were Charles Mellon, Maurice Loehmer, Michael McClure with County Auditor Laura Wheeler and County Attorney Kevin Tankersley.

Also present: Jerry Locke, Don Street, JoLynn Behny, Gary Kruger, Matt Rausch, Jenny Knebel, Dean Thomas, Jamie Murray, Chris Brucker, Connie Ehrlich, Gail Lambert, Randy Davis, John Allen III, Ben Smith, Bill Smith, Darrel Gudeman, Michael Sehstedt, Niki Clemons, Jennifer Knebel, Candy Myer, Ed Cotner, Jaeson Fort, Natasha Daugherty, Colleen Denham, Karla Redweik, Jacob Ballah, Nathan Origer, Chris Schramm, Megan Galbreath, Kyle Conrad, Ginny Munroe and John Masterson.

President Mellon opened the meeting with the Pledge of Allegiance.

IN RE: BUILDING INSPECTOR

An updated Flood Plain Ordinance, as required by State, presented for review and approval. All of the Towns in Pulaski County had to agree to the ordinance first. Maurice Loehmer made a motion to approve and sign the presented Flood Plain Ordinance, Michael McClure seconded and motion carried unanimously.

IN RE: LIABILITY INSURANCE

Liability Insurance renewal presented for review and approval. Insurance representative, Kyle Conrad commended the County for making changes that have resulted in the Workers' Comp only increasing by \$552.00 while payroll has increased significantly. County continues to incur deer claims. Biggest increase is in auto liability and this is just a rate change. Maurice Loehmer made a motion to accept and approve the \$455,164.00 renewal for 12/31/2024-2025 term as presented, Michael McClure seconded and motion carried unanimously.

IN RE: CDC

No new changes orders. Waiting on further information regarding the plaster repairs addressed last week and Maintenance Department's request to add hydronic control valves to improve HVAC zoning in the building.

Commissioners asked to consider adjusting our guidelines pertaining to change order approval. As we get deeper into the project, the contingency balance has shrunk, reducing the value of the change order threshold. The request is for increasing the change-order-approval threshold from 2.75% to 5.5% with the threshold of whichever Commissioner is on the steering committee increased from 5.5% to 8.25%. Charles Mellon asked if there is a point where change orders ends. John Masterson, on the Steering Committee, said there will always be unseen changes but they should be slimmed down now. Maurice Loehmer made a motion to approve the proposed increases in change order thresholds, Michael McClure seconded and motion carried unanimously.

The contingency's current balance remains at \$228,906.15.

Painters have been priming; added first coats of paint and done a bit more staining. Some plaster repair and replacement has begun. Tonn & Blank has brought in a few doors, some fireplace hearths and some saved trim work. MEP subcontractors continue their work, tower caulk work completed so scaffolding will come down soon. Superintendent John Allen is present to add his thoughts and answer any questions. John reported 70% of the tuck-work is complete and lighting issues resolved. Louvers for tower have been hard to find but are supposed to be on a truck for delivery. Masons will not be working Christmas week but will be working New Year's week. If the County's contingency gets down to zero, then Tonn & Blank's contingency will be used.

Two loans closed this year on Revolving Fund loan. The second Tippy's loan is scheduled to be paid off mid-2025. Clear Decision Filtration's second loan remains in good standing, as does Alisha Becker's loan. Casey Williams Accounting in Medaryville is almost in good standing and probably would be if Nathan had not misrepresented her balance earlier this year. Fund balance has around \$300,000.00 and cannot be used for anything but support for small business startup or expansion.

IN RE: OTHER BUSINESS

Maurice Loehmer made a motion to approve and sign claims and payroll #25, Michael McClure seconded and motion carried unanimously.

Maurice Loehmer made a motion to approve and sign December 9, 2024 regular session minutes as presented, Michael McClure seconded and motion carried unanimously.

Charles Mellon made a motion to approve and sign Assessor's bond, Maurice Loehmer seconded and motion carried unanimously.

ASSESSOR: Holly VanderAa, \$30,000.

Maurice Loehmer made a motion to approve Assessor's conference request, Michael McClure seconded and motion carried unanimously.

ASSESSOR: Holly VanderAa + 3 deputies, ICA State called Assessor Conference, January 14-17, 2025, Indianapolis

Resolution on ARPA Fund Expenditures 2024-10 was presented for approval and reads as follows:

RESOLUTION ON ARPA FUND EXPENDITURES
RESOLUTION #2024-10

WHEREAS, the Board of Commissioners of Pulaski County as the County Executive may adopt a resolution to designate expenditures out of the American Rescue Plan Act of 2021 (hereinafter referred to as "ARPA"), and
WHEREAS, THE Board of Commissioners of Pulaski County now find that the attached list of expenditures was approved by a majority vote of the Board of Commissioners at their public meeting on December 16, 2024.
NOW THEREFORE BE IT RESOLVED THAT Board of Commissioners of Pulaski County approve the ARPA expenditures attached to this Resolution.

Maurice Loehmer made a motion to approve Resolution 2024-10 as presented, Michael McClure seconded and motion carried unanimously.

Commissioners are hiring VS Engineering as a compliance monitoring service on 4 solar projects starting 2025-2026. They will monitor the County and solar companies to make sure they are doing what they are supposed to do. They will also work in concert with B&S Engineering, hired by County Building Department to make sure solar companies comply with the UDO. Commissioners will receive monthly reports. Solar companies will pay the cost and County will receive 5% (possibly \$50,000.00 over the life of the agreement.) Jenny Knebel questioned how the process was initiated, how to oversee all the projects and was the project put out for bids. No bids were taken. Several public comments questioned why not put out for bids (does not need to be as a service contract) and why so fast. Maurice Loehmer made a motion to approve and sign agreement with VS Engineering as presented, Michael McClure seconded and motion carried unanimously.

Contract with each solar company agreeing to pay VS Engineering fee presented. Charles Mellon made a motion to approve the contracts, Maurice Loehmer seconded and motion carried unanimously.

County received a Letter of Credit for Mayapple, BP that was required by the decommissioning agreement. Michael McClure made a motion to acknowledge receiving the Letter of Credit, Maurice Loehmer seconded and motion carried unanimously.

Bottlebrush Solar Energy, LLC Decommissioning Plan Agreement was presented for approval. Charles Mellon made a motion to approve agreement as presented, Maurice Loehmer seconded and motion carried unanimously.

a quote from J & K HVAC Service for \$23,155.00 to install 3 tankless water heaters in Justice Center mechanical room presented. Maintenance has the funds in their budget. Maurice Loehmer made a motion to approve the quote, Michael McClure seconded and motion carried unanimously.

Outgoing President Charles Mellon thanked outgoing County Auditor Wheeler, outgoing County Attorney Tankersley, outgoing Commissioner Maurice Loehmer and Michael McClure. Maurice Loehmer also added his thanks. Plaques were presented to Kevin Tankersley, Charles Mellon and Maurice Loehmer.

Ginny Munroe of VS Engineering asked to speak and described the services they will provide. They are a full service engineering company and their goal is to protect the County by making sure the solar companies are compliant, tracking everything, and communicating with the Commissioners.

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

Approved and signed this 27th day of December 2024 by the Pulaski County Commissioners.


CHARLES MELLON


MAURICE LOEHMER


MICHAEL MCCLURE

ATTEST: 
LAURA WHEELER, AUDITOR, PULASKI COUNTY, IN