

FEBRUARY 10<sup>th</sup> 2025

JOINT SESSION

## PULASKI COUNTY COMMISSIONERS PULASKI COUNTY COUNCIL

The Pulaski County Commissioners and Pulaski County Council met in joint session Monday February 10, 2025 5:00PM at the Pulaski County Highway Department training room. Commissioners present were Donald Street Jr., Michael McClure, and Jennifer Knebel. Councilmembers present were Michael Tiede, Jeffrey Richwine, Jerome Locke, Sheila Hazemi-Jimenez, Bradley Bonnell, Tim Overmyer, AJ Gutwein. County Auditor Teresa Bryant and County Attorney Jacob Ahler also attended.

Also present were Connie Ehrlich, Candy Myer, Ed Cotner, Gery Welker, Ken Becker, Sherry Fagner, Natasha Daugherty, Doug Metzger, Anita Goodan, Chris Brucker, Dave Olds, Gail Lambert, Jacob Ahler, Judge Mary Welker, Spencer Tanner, Michelle Frees, Ed Baptista, Isaiah Tidwell, Brian Young, Michael Sehstedt, Butch Sehstedt, Bob Barger, Franna Barger, Josh Stamper, Jason Sullivan, Jerry Sullivan Jr, Chris Schramm and Nathan Origer.

President Street opened the meeting with the Pledge of Allegiance.

President Street announced an addition to the agenda as Sheriff Chris Schramm would be speaking.

### IN RE: MINUTES

As Nathan Origer was not ready to speak, President Street asked that the minutes be approved. Michael McClure made a motion on behalf of the Commissioners to approve and sign the 2/3/2025 Executive Session minutes, Jennifer Knebel seconded and motion carried unanimously. Jeffrey Richwine made the same motion on behalf of Council, Jerry Locke seconded and motion carried with Mike Tiede abstaining as he was not present at the meeting.

### IN RE: CONFLICT OF INTEREST, JEROME LOCKE

Jerome presented "Uniform Conflict of Interest Disclosure Statement" as he has ground leased to the Mammoth/Doral solar projects. He receives approximately \$1,000/acres and he has 225 acres under contract. Jennifer asked if he would be recusing himself from any solar votes. Jerome thinks as long as it does not directly benefit himself, he can vote but wants to speak to attorney. As County Attorney Jacob Ahler was running late, Commissioners tabled this matter until he was present.

### IN RE: CDC, NATHAN ORIGER

#### 1. *Courthouse Project*

- A. Change orders: There are no change orders for consideration nor has Nathan approved any under his threshold in the last 2 weeks. The last Change Order actually credited our contingency fund. The sidewalk construction is still outstanding as well as a problem with the HVAC system.
- B. Project Finances: Our owner's contingency current balance is just above \$260,000 minus eventual cost of sidewalk and other outstanding change orders. Nathan expects that County will eventually be reimbursed for the HVAC work. We have maxed out our accruable interest in our contingency and currently have about \$60,000 in excess interest to put towards improvements of other County facilities. This cannot be used on Courthouse project. Tonn & Blank's construction contingency still has a balance of more than \$400,000.
- C. Project Progress: Starting to see paint and tile/light fixtures in the restroom. Masons are getting nearer to finishing their exterior work and have been washing the stone. Delta II has been doing underground-utility work on Meridian Street and the parking lot between Howard's and the Justice Center. In addition to prep work and painting, a lot of millwork has been stained and new baseboard profiled to match the original trim installed in one basement suite. Light fixtures have been installed in several other suites and have a lot of

lightning and cabinetry on site. Nathan spent most of last Thursday with Luminaut's interior designer and our furniture people reviewing plans with department heads.

## 2. *KIRPC update*

- A. Pulaski County representation: At their January meeting, Nathan was re-elected secretary, Council President Tiede is our other executive-board member, and Commissioner Mike McClure represents the County, while Sydney Disinger, Ashlee Salyer and Alvin Parish represent Francesville, Medaryville and Winamac, respectively.
- B. Per-capita increase: If approved, this will not happen until May, KIRPC may increase its annual per-capita fee by its members Counties, effective next year. This fee has not increased since 2002, when it was set at \$0.40 per resident (based on the most recent Census). Just keeping pace with inflation, the fee should be \$0.71 of \$0.72. The proposal calls for a \$0.15 increase in 2025 and, then, another \$0.15 in 2027. Pulaski County's fee in 2026 would be \$6,883.00 (up from current \$5,006.) and then \$8,760 in 2027.

## 3. *Website-rebuild update*

The rebuild process on "Pulaskionline" is nearing the end. This will feature a fresher look, improved accessibility and a generally user-friendlier layout as well as some back-end improvements that makes things like the meetings page easier to update and archive. Nathan is currently working through a review of the preview version.

## 4. *CDC Updates*

- A. Industrial-park funds: Nathan asked for approval on getting an updated appraisal on the of the available industrial-park land. This can be paid out of Fund 4025, Industrial Park Improvements, which is a non-tax-based fund. Nathan was asked to come back with estimate on the appraisal fee. Nathan also requested the Commissioners convene in the near future as the Board of Finance to approve investing \$30,000 from Fund 4025 and \$40,000, from Fund 4103, which is our General Foundation Fund. The General Donation Fund exists to support industrial-park investments and the relocation of the fairgrounds to the industrial park, if that ever happens.
- B. Other Commissions: Redevelopment Commission brainstorming right now, looking for opportunities to add value to the community before any kind of project that requires the powers that it can exercise might come before it. Economic Development Commission is in a holding pattern, waiting for any tax-abatement request that it may need to review. Once the Revolving Loan program has re-opened, they will review revolving loan fund applications.
- C. Revolving Loan Fund: Relevant documents have been passed on to Attorney Ahler and Nathan has spoken to him about reviving the program in the near future. As of today, there is \$292,246.39 available to lend. All four current borrowers are in good standing thru January and three have made their February payments.
- D. Housing: Underground work is nearly complete on two of the buildings at Willow Creek on Galbreath Drive. Sullivan Development expects to see these structures go vertical within the next couple of weeks. The project is generally a couple of weeks ahead of schedule.
- E. Broadband: Between USDA and OCRA, Pulaski County has been awarded 2 grants, the former eligible for planning or other uses, and the latter exclusively for planning. Nathan will be working with the Community Foundation and County's Broadband Taskforce to determine the best use of the USDA funds to ensure we can stretch these grants as far as possible.

Additionally Lightstream is moving forward with a project providing access to fiber internet for about 150 households to the southwest, west and northwest of Winamac. Nashville, IN based Mainstream Fiber has been discussing plans for a substantial project across large swaths of under/overserved Pulaski County.

IN RE: SHERIFF, CHRIS SCHRAMM

Chris Schramm, Laura McIntosh (Assistant 911 Director) and Zachary from "Total Response" (by phone) presented information on the "Total Response" system. Company established in 1984 and there are 700 systems worldwide. This helps take out the guesswork for 911 dispatchers, deputies, first responders, EMS. Chris has talked to several other departments and received a good response. 8 full time dispatchers are already certified. \$44,599.00 is for the base package, which includes 1 onsite visit for training, \$6,000 for additional workstations, totaling \$50,599. Annual software maintenance, updates and tech support will be \$7,589.85, starting the 13<sup>th</sup> month after signing. Total Response will come on site for installation. Chris said there is money in the 911 fund to cover cost (currently has \$250,000. in the fund). Jennifer made a motion to implement program and pay from 911 fund. Michael McClure seconded and motion carried unanimously. Council will vote on this after advertisement.

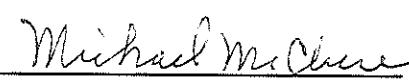
IN RE: CONFLICT OF INTEREST, JEROME LOCKE

Attorney Ahler said Jerome should abstain from voting when it involves Mammoth Solar/Doral. Jennifer asked about participating in discussions and Ahler said he should abstaining from any voting or discussion on the solar projects he has a direct interest in. Ahlers said Jerome can discuss and vote if a completely different entity but sometimes it is hard to tell as projects are many times intertwined. Michael made a motion to accept Jerome's Conflict of Interest form, Donald seconded and motion carried unanimously. Donald asked if there would be anymore "Conflict of Interest" forms submitted and AJ Gutwein said he would be submitting one.

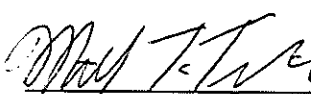
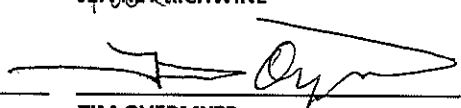
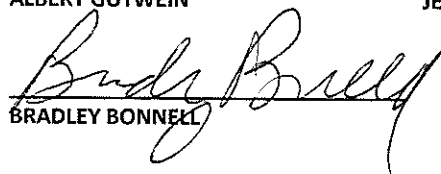
With no other business to discuss, Jennifer made a motion on behalf of the Commissioners to adjourn at 5:44PM, Michael seconded and motion carried unanimously. Jerome Locke made the same motion on behalf of Council, Jeff Richwine seconded and motion carried unanimously.

Approved and signed this 14<sup>th</sup> day of April 2025 by the PULASKI COUNTY COMMISSIONERS AND PULASKI COUNTY COUNCIL.

PULASKI COUNTY COMMISSIONERS

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| <br>DONALD STREET JR | <br>MICHAEL MCCLURE | <br>JENNIFER KNEBEL |
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PULASKI COUNTY COUNCIL

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|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <br>MICHAEL TIEDE   | <br>SHEILA HAZEMI-JIMENEZ | <br>JEFFREY RICHWINE |
| <br>ALBERT GUTWEIN  | <br>JEROME LOCKE          | <br>TIM OVERMYER      |
| <br>BRADLEY BONNELL |                                                                                                              |                                                                                                           |

ATTEST:   
TERESA BRYANT, AUDITOR, PULASKI COUNTY, IN

