

JULY 14TH 2025

REGULAR SESSION

PULASKI COUNTY COUNCIL

The Pulaski County Council met in regular session Monday July 14th, 2025, 6:00PM at the Pulaski County Highway Department training room. Council members present were Michael Tiede, Sheila Hazemi, Jeffrey Richwine, Bradley Bonnell, Tim Overmyer, Albert Gutwein, and Kenneth Boswell with County Auditor Teresa Bryant and County Attorney Jacob Ahler.

Also present were Joe Moyer, Bill Kocher, Terri Hansen, Raymond Hansen, Jerry Locke, Ken Becker, JoLynn Behny, Michelle Frees, Kevin Parzyck, Chris Shelmon, Ed Baptista, Terry Young, Brian Young, Mary Welker, Jim Pierrou, Cheryl Podell, Morgan Federer, Charles Olds, Marsha Olds, Marcy Jensen, Connie Ehrlich, Josh Stamper, Mike Sehstedt, Max Jones, Al Breyfogle, Raquel Gutwein, Niki Clemons, Natasha Daugherty, Stacie Conrad, Darlene Olds, Dave Olds, Cathy Fritz, Scott Fritz, Kevin Wyatt, Kathy Wyatt, ?, Bob Barger, Martha Krohn, Franna Barger, Chris Rogers, Kelly Gaumer, Gary Kruger, Leeann Wright, Suzanna Morrow, Bruce McDonald, Jennifer Knebel, Gail Lambert, Isaiah Tidwell, Bill Smith, Margarita Bope, Dennis Bope, Darrel Gudeman, Nathan Origer, Afshin Khosravi (Zoom), Megan Galbreath, Bruce McDonald, Chris Schramm.

President Tiede opened the meeting with the Pledge of Allegiance.

IN RE: MORGAN FEDERER, PULASKI COUNTY EARLY LEARNING NETWORK

Ball State conducted a study and reported that Pulaski County employers lose an estimated \$2.6 million annual because of direct costs of absences and turnover due to lack of childcare. A non-profit has purchased the Catholic Church in Francesville, and they are renting to Caterpillar Corner for \$10./yr. They received an FSSA grant that will cover the remodeling but have a goal of raising \$100,000. for operations. They have raised 76% of the goal and Community Foundation of Pulaski County will match up to \$100,000. at 100%. Morgan requested a \$20,000. donation from the solar funds. Bradley asked if this has to be paid out of solar. Nathan said the \$20,000. can be paid out of other funds but did not want to pay out of tax dollars. Sheila made a motion to support all 4 county schools and the Caterpillar Corner. Jeffrey seconded the motion. Sheila’s motion included allocations of \$90,000. for Eastern Pulaski, \$55,000. for West Central, \$9,000. for Culver, \$5,000. for North Judson/San Pierre and \$20,000. direct payment to Caterpillar Corner to be used 100% for operations. Leeann Wright of Community Foundation requested the \$20,000. come to her and then she can match 100%. With no further discussion, motion carried unanimously.

IN RE: AFSHIN KHOSRAVI, NETWORK OF CARE

Network of Care for Behavioral Health connects communities to vital mental health services through a centralized, user-friendly platform. Sheila asked if they sell any of the information they collect and Afshin said NO.

IN RE: JOLYNN BEHNY, CLERK

In this year’s budget, Council moved JoLynn’s part-timer to full-time but change was not included in the budget. JoLynn requested that fund #11501 (Part-time Clerical) and 11502 (Part-time Voter Registration) be combined and moved into County General. Any shortage is to come out of Clerk’s Perpetuation Fund. Kenneth made a motion to approve Clerk’s request, Bradley seconded. With no further discussion, motion passed unanimously.

IN RE: NATHAN ORIGER, CDC

I. Courthouse Project

A. Project Finance: Owner’s Contingency current balance is \$20,904.17. Nathan is comfortable with the remaining balances in other allocations and Tonn & Blank still has around \$250,000. in the construction contingency. We have \$51,210.92 in accrued interest that we are not allowed to spend on the Courthouse but must spend on other County-owned facilities. Expecting another interest deposit next week when a CD matures.

B. Project Progress: Had a second punch-list July 1st and that date is the official day of substantial completion. Corrections will be made over the next several weeks as well as completion of miscellaneous items. Construction trailer and fencing will be gone by the end of July and our Superintendent will be shifting to a part-time presence on the job site. Waiting on a few doors slabs that are delayed and some door hardware as well as meeting room table. The bulk of the new furniture installation is complete but we likely will need to order some additional furniture. Refinished pieces are still in storage and others still being refinished.

II. CDC/General Updates

A. Comprehensive Plan: KIRPC will apply to the Office of Community and Rural Affairs on Pulaski County’s behalf for a planning grant to develop a new Pulaski County comprehensive plan. Statements of qualification were due today and two responses were received. Interviews will be scheduled, and CDC’s committee will make a recommendation to the Commissioners. KIRPC will hold the required grant application public hearing at the Commissioners’ first August meeting.

B. County Website: Almost ready to go live. Nathan is uploading meeting documents from after they finished transferring files from the current site to the new one. New site should be live by August 1.

C. Housing Projects: Sullivan Development said that three weeks ago they are on schedule to deliver the finished Willow Creek Villas apartments by mid-September. The required appraisals have been completed on the County farm and some privately owned land that has discussed for a land swap in order to move the proposed READI 2.0 funded project forward. Subject to governing body approval, the County would end up receiving cash in addition to the land.

III. Mammoth Grazing Land

Nathan had resolution 2025-10 for Commissioner’s consideration. This is a preliminary resolution for the establishment of an Economic Revitalization Area for the Mammoth Grazing Lands solar project proposed by Doral. Approval of the Resolution will trigger several steps:

- Third party tax and economic impact studies completed
- Convene Economic Development Commission for at least one executive session and at least one public session for the purpose of reviewing the completed application and interviewing the applicant before agreeing on a recommendation to Council.
- Ensure publication of a legal notice for a Council public hearing on the matter
- Draft a confirmatory resolution to be considered by the Council following the public hearing.

Public hearing will be at your September meeting. Adoption of the preliminary resolution in no way guarantees the land will receive the designation or that the applicant will receive any assessed value deduction on qualifying manufacturing property for generating electricity. It only guarantees the process will move forward and that the applicant and public will have the opportunity to be heard in September.

Under Senate Enrolled Act 1 of 2025, over the next couple of years, we are facing a worse problem than simply a declining reset of our annual property tax levy. While the new legislation increased the maximum operational income tax rate from 2.50% (which Pulaski County is currently at) to 2.9%, it restructures the income tax rate so that County’s share will be capped at 1.70%. Other units have the right, with Council’s blessing, to adopt their own rates. County’s effective income-tax rate once we account for all of the revenue sharing is about 1.8841%. This generates around \$6.454 million in 2025. Under the terms of SEA1, with the maximum rate of 1.70%, County will see a decline in revenue of about 9.77%--more than \$630,500. this year.

The economic-development payments would come in handy to offset the harm the Indiana General Assembly has done to our income tax revenues. Every acre of land reclassified from agricultural to utility will see an increase in assessed value of more than \$10,000. and will not qualify for the additional deduction that the County is required to grant agricultural property for the first time ever, which means less of a negative impact on our net levy.

Nathan then turned things over to Michelle Frees of Doral. The Mammoth Grazing Lands Project involves 8,776.470 acres. Doral had submitted a prior Resolution on less acres but it was denied, as vote was a tie. Albert said White County is done with offering abatements. Kenneth said this is just the beginning and no agreement is set. Michael asked that Doral pay for the study and they agreed. Tim stated that Doral did not meet their obligations under prior agreements. Bradley was concerned as Section 1 on resolution has 40 years. Kenneth asked if the County gets to choose who does the study and Doral said yes. Kenneth then made motion to proceed with "Step 1 of Process with Resolution 2025-10", Jeffrey seconded. With no further discussion, motion carried 4-3 (Sheila, Jeffrey, Kenneth and Michael in favor with Bradley, Tim and Albert opposed).

PULASKI COUNTY RESOLUTION No. 2025-10
BY THE COUNTY COUNCIL OF PULASKI COUNTY, INDIANA,
A PRELIMINARY RESOLUTION FOR THE ESTABLISHMENT OF AN ECONOMIC REVITALIZATION AREA
FOR THE MAMMOTH GRAZING LANDS PROJECT

WHEREAS *Indiana Code (I.C.) 6-1.1-12.1* empowers the County Council of Pulaski County, Indiana ('Council'), to designate economic revitalization areas by following a procedure involving the adoption of a preliminary resolution, provision for public notice, conducting a public hearing, and adoption of a final resolution confirming the preliminary resolution or a modified version thereof;

WHEREAS Mammoth Grazing Lands, LLC, has requested that the parcels described in Exhibit A, located at locations within Pulaski County described by the maps included as Exhibit B, and comprising approximately 8,776.470 acres be designated as an Economic Revitalization Area for the purpose of achieving a deduction to assessed valuation (property-tax abatement) in connection with redevelopment activity occurring on the affected properties; and

WHEREAS the Council received evidence regarding whether the area should be designated as an Economic Revitalization Area, and substantial evidence was provided that established that the project satisfies the standards set forth by the statute,

NOW THEREFORE BE IT RESOLVED THAT:

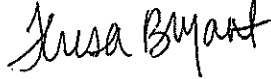
1. the Council now adopts and approves this Preliminary Resolution and hereby establishes the affected parcels as an Economic Revitalization Area for a period of 40 years;
2. this Economic Revitalization Area allows abatement of property taxes attributable to redevelopment or rehabilitation activities and the installation of new manufacturing all as defined in I.C. 6-1.1-12.1-1 and permitted under I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12-4.5;
3. such redevelopment or rehabilitation activities and such manufacturing equipment as described in part 2, above, are limited strictly to investments made for the purpose of generating electricity from solar energy for the public grid and to activities and equipment in direct support of such efforts, or to other purposes related thereto and fully compliant with the Pulaski County Unified Development Ordinance, as amended, and any actions taken by the Pulaski County Advisory Plan Commission or Pulaski County Board of Zoning Appeals in their efforts to enforce and to interpret aforesaid ordinance;
4. a copy of this resolution shall be filed with the County Assessor;
5. a copy of this resolution and a description of the deduction to assessed valuation to be requested by the petitioner shall be provided to each affected taxing units;
6. the Council fixes 7:00 p.m., on Monday, 8 September 2025, in the meeting room of either the Pulaski County courthouse, 112 East Main Street, Winamac, or the Pulaski County Highway garage, 1131 North U.S. 35, Winamac, as the time, date, and location for a public hearing for receiving of remonstrances and objections from interested persons prior to considering a final resolution designating the affected parcels as an Economic Revitalization Area and considering any deduction to assessed valuation requested by the petitioner;
7. the Council instructs the Pulaski County Economic Development Commission to review an application for assessed-value deduction to be submitted by Mammoth Grazing Lands, LLC; to review tax- and economic-impact studies to be completed by a third-party consultant; and to conduct an in-person interview of the applicant prior to making a recommendation to the Council regarding the application.

PASSED AND ADOPTED by the County Council of Pulaski County, Indiana, this fourteenth day of July 2025, by a vote of 4 Yeas and 3 Nays.

County Council of
Pulaski County, Indiana
By:


Michael T. Tiede,
President

Attest:


Teresa Bryant,
Pulaski County Auditor

IN RE: APPROVE AND SIGN

Sheila made a motion to approve and sign minutes from 6/9/2025 Council meeting and 6/5/2025 Executive Session, Mike seconded. With no discussion, motion carried unanimously.

Sheila made a motion to approve and sign 25pay26 abatements, Bradley seconded. Auditor Bryant and Nathan explained that Eden Valley recently sold and new company did not get in required paperwork timely so there is no abatement but they can apply next year. Des Moines TPE, LLC. is Van Der Haag, who missed the deadline last year. Sheila made a motion to approve the abatements as presented, Bradley seconded. With no further discussion, motion carried with Tim opposed.

NOTICE OF TAXPAYERS OF

IN RE: TRANSFERS

Bradley made a motion to approve all transfers as presented, Kenneth seconded. With no discussion, motion carried unanimously.

PROSECUTOR/0009			
FROM:	39300 ACQUISITION OF EVIDENCE	\$900.00	
TO:	44301 EQUIPMENT		\$900.00
FROM:	39700 ADULT PROTECTIVE SERVICES	\$600.00	
TO:	39100 DUES & SUBSCRIPTIONS		\$600.00
EMA/0360			
FROM:	44301 EQUIPMENT	\$482.58	
TO:	32500 SCHOOLS, MEETINGS & SEMINARS		\$482.58
EXTENSION/0011			
FROM:	37300 RENTS AND LEASES	\$ 54.14	
TO:	36100 EQUIPMENT REPAIR		\$ 54.14
FROM:	32200 TRAVEL	\$1247.00	
TO:	32100 POSTAGE		\$1247.00
BUILDING/0314			
FROM:	32200 TRAVEL	\$402.50	
TO:	34800 MISCELLANEOUS SERVICES & CHARGES		\$402.50

IN RE: ADDITIONALS TO BE ADVERTISED

Kenneth made a motion to approve additional to be advertised as presented, Albert seconded. With no discussion, motion carried unanimously.

HIGHWAY/0533		
	44301 EQUIPMENT	\$100,000.
PROSECUTOR/00481		
	2501-00481 PART TIME HELP	\$9,500.00
	12100-0009 SOCIAL SECURITY	\$250.00

IN RE: ADVERTISED ADDITIONALS

Jeffrey made a motion to approve the advertised additional as presented, Bradley seconded and motion carried unanimously.

FUND 1000	SUPERIOR COURT-PAUPER COUNSEL	\$15,000.00
FUND 1000	SUPERIOR COURT-PETIT JURORS	\$20,000.00
FUND 1000	PLAN COMMISSIONER PROFESSIONAL SERVICES	\$8,000.00
FUND 1193	SHERIFF-SHERIFF PENSION FUND	\$3,059.00
FUND 1000	EQUIPMENT REPAIR	\$6,142.55

IN RE: DISCUSSION

Lirio Resources, formerly known as CDC Resources, requested \$57,703. in funding for 2026. They provide services to adults and children with disabilities. Matter was tabled until budget hearings.

Sheriff Schramm presented Jail Commissary Fund report for 1/1/25 to 6/30/25. Indiana law used to require that he do this twice a year but has now changed to three times so he will be back in October with report.

Installed in Pulaski County, 2015

Pulaski County Sheriff's Report
Receipts and Disbursements
Jail Commissary Fund
For the Period of 01/01/2025 thru 06/30/2025
Pursuant to IC 36-8-10-21, I, Chris Schramm, Sheriff of Pulaski County Indiana, certify that the following report is a true and accurate record of the receipts and disbursements of the Sheriff's Jail Commissary Fund for the period of 01/01/2025 thru 06/30/2025

Balance ending December 31, 2024 \$ 59,596.06

Receipts	
Inmate Phone	52,319.27
Employee Meals	0.00
Commissary Commissions	39,096.77
Inmate Reimbursements	0.00
Miscellaneous	846.38
Employee Reimbursement	0.00
Admin Kits	432.59
Expense Reimbursements	0.00
Donation	0.00
Inmate Drug Screens	0.00
Ticket Fees	0.00
Equipment	0.00
Uniforms	0.00
training	0.00
Inmate Schooling/Classes	0.00
K-9 Maintenance	2,380.90
Surety Bond--Jason Woodruff Claim	1,950.00
Wages	0.00
Wire Transfer	8,234.00
Other Fees	-20.00
Other Income	285.60
TOTAL RECEIPTS	105,525.51

Disbursement	
Deputies Cell Phones	0.00
Equipment	20,922.11
Training	6,038.79
Inmate Expense	33,212.60
Uniforms	655.33
Vehicles	274.90
Miscellaneous	1,736.15
Dues and Subscriptions	514.00
Office Supplies	397.85
Activity to Prevent Crime	743.79
Employee Meals	0.00
Donation	0.00
Software License	0.00

Printing and Advertising	4,118.10
Repairs to Jail Facility	121.09
Criminal Investigation Fee	0.00
Service Contract	0.00
K-9 Maintenance	484.71
Facility Supplies	493.37
Bond Payout-Surety Bond	1,950.00
Wages	0.00
TOTAL DISBURSEMENT	\$ 71,662.79
Balance as of June 30, 2025	\$ 93,458.78
Chris Schramm, Sheriff	
Pulaski County Indiana	
Bank Statement Ending Date: 2025-06-30	
Last Reconciliation Date: 2025-07-07	
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County Health Insurance renews August 1st and Anthem has issued cost share information. Kenneth made a motion to approve, Sheila seconded. With no discussion, motion carried unanimously.

IN RE: OTHER BOARD BUSINESS

Jeff said he had met with Assessor Holly Van Der Aa and she is going to put \$50,000. in her budget request for new assessment software. He also met with Larry Weaver, Maintenance Director, and Larry thinks he should get a pay increase based on longevity. According to the Matrix (explained by Nathan), elected officials and department heads do not get longevity raises. Larry had brought up John Kegarise at Recycling as it appears he is getting longevity pay. Auditor will look into this as John should not be getting the increase.

Mike wanted to form a sub-committee to update part-time wages. Summer interns are being paid as part-time employees. Tim, Sheila, Mike and Teresa agreed to be on the committee.

IN RE: PUBLIC COMMENT

Joe Moyer: Has read articles by Michael Hicks, economist from Ball State, and he does not like abatements. Joe encouraged Council to read his articles. He is concerned about giving Mammoth another abatement when they have been non-compliant.

Bruce McDonald: Has any one ever talked to Starke County about Mammoth—panels are not connected due to battery systems not hooked up.

Margarita Bope: Has 144 acres in Starke County under lease and taxes have gone up tremendously. She has not seen a non-disclosure statement in her contract.

Kevin Parczik: Works for Doral. Solar is hooked up and working in Starke County, sending power to the grid. He will talk with anyone who has questions about this. They do not need battery storage.

Jim Pierrou: Farming is a challenging way to make a living. Solar can supplement their income with solar. Increasing demand by consumers for electricity. Wheatfield NIPSCO plant will be closing in a few years—what will replace it?

Jennifer Knebel: She is concerned about the Baker-Tilly work-study. 25% of employees were supposed to come from Pulaski County and they only have 9. Please consider this before granting an abatement.

Bob Barker: Should not be doing any abatement. His taxes went up this year.

Dennis Bope: Feels there is a war in the County between those in favor and those against solar. He owns ground in Starke County and solar has kept every promise. He does not think solar could ever hire that many Pulaski County residents.

Suzanne Morrow: She has heard different thoughts regarding battery storage so need to find out if it will be required or not.

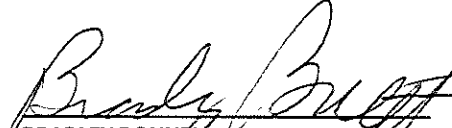
With no other business to discuss nor public comment, meeting was adjourned at 7:40 PM.

Approved and signed this 11th day of August 2025 by the PULASKI COUNTY COUNCIL.

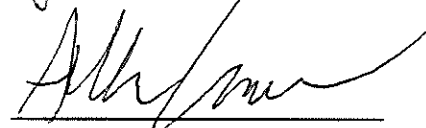

MICHAEL TIEDE


SHEILA HAZEMI


JEFFREY RICHWINE


BRADLEY BONNELL


TIM OVERMYER


ALBERT GUTWEIN


KENNETH BOSWELL

ATTEST: 
TERESA BRYANT, AUDITOR, PULASKI COUNTY, IN

