

JULY 21, 2025

REGULAR SESSION

PULASKI COUNTY COMMISSIONERS

The Pulaski County Commissioners met in regular session Monday July 21st, 2025, 8:30AM at the Pulaski County Highway Garage training room. Commissioners present were Donald Street Jr., Michael McClure, Jennifer Knebel with County Auditor Teresa Bryant and County Attorney Jacob Ahlers.

Also present were Darrel Gudeman, Brandi Larkin, Connie Ehrlich, Gail Lambert, Larry Lambert, Joe Moyer, Natasha Daugherty, Michael Tiede, Cindy Hickle, Theresa Calloway, Marshall Field, Nathan Origer, Tim Hollandsworth, Megan Galbreath, Chris Schramm.

President Street opened the meeting with the Pledge of Allegiance.

IN RE: MICHAEL TIEDE, COUNCIL

Council approved giving \$20,000. from solar money to a not-for-profit daycare “Caterpillar Corner” in Francesville and \$159,000. to County schools. Jennifer asked how many kids will be at the day care and how many have signed up but Michael Tiede did not know. Jennifer also asked why this did not go through a process for solar money. She thinks there should be a screening process for any money. Nathan Origer, CDC, stated that several Council members worked on this and there was a time limit on the Community Foundation’s match. Michael made a motion to recommend approving funds to Caterpillar Corner for operations and County Schools, Donald seconded. With no further discussion, Motion carried unanimously.

IN RE: CINDY HICKLE & THERESA CALLOWAY, ASSESSOR

Only one bid was received on Assessor’s cyclical reassessment from NEXUS. Maximum cost is \$506,000. NEXUS has been doing County’s reassessments and adjustments for several years and the 4-year contract provides an attorney for any appeals. Bid will be taken back to Assessor for evaluation.

IN RE: NATHAN ORIGER, CDC

I. Courthouse project

A. Change Orders: Nathan had received email authorization on two change orders, valued under \$5,000. each and total \$9,303.74. #81 authorizes installation of privacy film on restroom windows and #82 authorizes changes to magnetic locks on two exterior door. The latter will allow remote control of access into the Courthouse from the Justice Center. Jennifer made a motion to approve Change Orders #81 and #82, Michael seconded. With no further discussion, motion carried unanimously.

B. Building Finances: Owner’s contingency current balance is \$20,904.17. Additionally we have \$51,210.92 in accrued interest that we cannot use on the Courthouse but must spend on other County owned facilities. There will be another interest deposit this week.

C. Project Progress: Trailer and fence will be gone by the end of July and Nathan has scheduled a furniture punch-list walkthrough for first week in August. In addition to calling out any problems with the furniture installation, we will be making a small list of additional items to order once Tonn & Blank turn over our remaining contingency funds. Meeting room table will be in place by the end of August and he has started coordinating with the movers. We will not receive our occupancy permit until the doors on back order have arrived and been installed, which should be by mid-August.

D. Disposition of Property: There is furniture and equipment in storage in the Highway lobby, furniture that be will left behind in the east annex after the move back to Courthouse and most of the retaining wall stored. A few items have been sold in the past and sent others to Olson Auctions for consignment. The Health Department is interested in picking through leftover furniture and other departments will be offered the same opportunity. After that, Nathan’s intention is to make everything leftover available to the public through the process outlined in the pertinent chapter of the Indiana Code. Nathan was contacted by a resident who is interested in purchasing 200 linear feet of the wall,

who has a specific plan for them and the ability to implement it with equipment to which he has access. Some residents are not happy about the wall not being restored but no one has stepped up and proposed a fundraising campaign to secure sufficient resources. Nathan asked for the Board’s guidance—do I inform this resident that County can only sell in a manner compliant with the Indiana Code’s process and give anyone interested the opportunity to purchase OR do I tell him the County wishes to hold on to all of the wall sections for the time being to see if we are able to devise some legal means by which to reinstall it. If so, will need to negotiate for longer storage of the wall where it is. Jennifer did not want to sell and maybe put back in the future. Donald and Michael agreed. Donald asked Nathan to bring up this subject next May/June. Jennifer wondered if local contractors would donate labor or do a different version of wall.

II. Expenditure Request

Council adopted Resolution #2025-10, a preliminary resolution regarding the ERA designation and tax abatement request for the proposed Mammoth Grazing Lands solar project. One of the stipulations of that resolution is County is to have a third party economic and tax impact study performed for the review by the Economic Development Commission and then the Council and Board. Nathan asked permission to expend up to \$30,000. without express approval to Baker Tilly for these studies. Nathan has drafted a reimbursement agreement between the Department of Community Development and Doral and its subsidiaries. He will not commission the studies until the agreement is signed and he is waiting on Attorney Ahler’s blessing on final version. This will not cost the taxpayers anything regardless of the final decision by the Council and Commissioners. Jennifer asked if this needs to be put out for bids and Nathan said services do not. She thinks County is jumping into this too quick. Donald thinks the impact study is a look into the future, a prediction. Nathan said Commissioners and CDC would have the final look before finalized. Michael made a motion giving Nathan authority to spend up to \$30,000. for impact study, Donald seconded. Jennifer would have like to not keep using the same company. With no further discussion, motion passed with Michael and Donald in favor and Jennifer opposed.

IN RE: OTHER BUSINESS

Jennifer made a motion to approve and sign claims and payroll #15, Michael seconded. With no further discussion, motion carried unanimously.

Michael made a motion to approve and sign minutes from 7/7/2025 regular session, Jennifer seconded. With no further discussion, motion carried unanimously.

Michael made a motion to approve and sign Executive session minutes from 6/5/2025, Donald seconded and motion carried unanimously.

Auditor presented updated cost sharing on Anthem Insurance renewal. It was originally thought that County covers 70% and employee covers 30% but is actually 85%-15%. Dental and vision did not change. Michael made a motion to approve and sign revised Anthem cost sharing, Jennifer seconded. After no discussion, motion carried unanimously.

IN RE: CONFERENCE REQUEST

Jennifer made a motion to approve Conference request, Michael seconded. With no discussion, motion carried unanimously.

ASSESSOR: Holly Van Der Aa + 3 employees, ICAA Conference, August 25-29, Ft Wayne

IN RE: DISCUSSION

Donald met with agent on County’s property and casualty insurance. Our Worker’s Comp claims are down. Carrier has offered training that has helped avoid claims. Agent recommended that we stay on top of vehicle changes, which Auditor’s Office is doing a good job. Policy runs January-December. Many companies have pulled out of government risk as unprofitable.

Jennifer asked about the procedure for the roadway closure Commissioners approved previously. After discussion, County Attorney will contact Tim Murray, attorney for the petitioners.

County Attorney has tried to contact Attorney Justin Schramm regarding PMH contract with EMS but not yet successful.

Jennifer asked Auditor about the solar money that was supposed to come to the County but went to prior County Attorney Tankersley. Auditor has copy of September 2024 minutes where Connie Ehrlich brought up the same questions and Attorney Tankersley said the money went direct to the vendors. Auditor will also provide Board with copy of financials (receipts) that show the money was never receipted into the County.

Regarding the 150' setbacks for solar projects, Jennifer said the decommissioning agreements (written up by solar's attorney) call fencing a "main component". Need to hold these companies to their own agreements. Building Inspector Karle Redweik was correct when she said the solar companies knew the set back is 150'. Karla needs to uphold these agreements. Donald said the setbacks were approved on drawings. Attorney Ahlers will look into this.

Jennifer asked the other Commissioners what questions they have regarding a moratorium on solar and battery storage projects. Donald said it starts with APC to bring before the Commissioners.

Jennifer said County's Comprehensive Plan has largely been disregarded in the last 5 years. The interview committee has been formed with the steering committee to follow. Our local match is \$6,700. maximum.

IN RE: VS ENGINEERING

VS Engineering is working closely with Surveyor to address concerns of the 75' setback from ditches with field visits, discussions and reviewing locations. Vegetation buffer is supposed to be complete by end of construction. Mammoth has asked for a second look at fines. Tim Hollandsworth said that in September, their fees would reach the maximum that solar companies are responsible for and after that, the County is 100% responsible. There has been oral agreement that company will continue being responsible for as they see the value of VS. Jacob is in talks with Mammoth's attorney. Last week VS had a progress meeting with Bottlebrush and will have one this week with Mayapple.

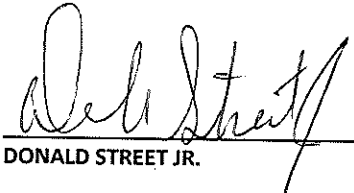
IN RE: PUBLIC COMMENT

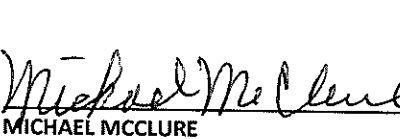
Marshall Field: He needs access to the Thompson ditch and the solar setbacks are not in compliance. Donald advised him to talk to VS engineering.

BRANDI LARKIN: Where can she access the studies and plans—on County's website per Nathan. Where can she access solar plans—also on County website. Early this year, she made recommendation to Commissioners for an over-all impact analysis, not just for specific projects. Donald said they would look into this. Jennifer wants to use a different company for studies.

With no other business to discuss nor public comment, Michael made at motion to adjourn at 10:03 AM, Jennifer seconded and motion carried unanimously.

Approved and signed this 4th day of August 2025 by the PULASKI COUNTY COMMISSIONERS.


DONALD STREET JR.


MICHAEL MCCLURE


JENNIFER KNEBEL

RE: 
TERESA BRYANT, AUDITOR, PULASKI COUNTY, IN