

DECEMBER 1, 2025

REGULAR SESSION

PULASKI COUNTY COMMISSIONERS

The Pulaski County Commissioners met in regular session Monday December 1, 2025 6:00PM at the Pulaski County Courthouse meeting room. Commissioners present were Donald Street Jr., Michael McClure, Jennifer Halleck with County Auditor Teresa Bryant and County Attorney Jacob Ahler.

Also present were Chris Dyer, Gary Kruger, Brandi Larkin, Kevin Ingram, Gail Lambert, Andrew Fritz, Natasha Daugherty, Nathan Origer, Chris Schramm, Tim Hollandsworth (by Zoom).

President Street called the meeting to order and opened with the Pledge of Allegiance.

IN RE: APPROVAL OF MINUTES

Jennifer made a motion to approve and sign minutes from Commissioners' 11/17/2025 regular meeting, Michael seconded. With no further discussion, motion carried unanimously.

IN RE: APPROVE AND SIGN

Michael made a motion to approve and sign the submitted bonds, Jennifer seconded. With no further discussion, motion carried unanimously.

TREASURER: Laura Wheeler, \$300,000.

AUDITOR: Teresa Bryan, \$30,000.

CLERK: JoLynn Behny, \$60,000.

Judge Mary Welker, Circuit Court, presented \$10,493.00 estimate from Roeing to upgrade the computers in Circuit Court. She is able to transfer funds to pay for this. Jennifer made a motion to approve purchase, Michael seconded. With no further discussion, motion carried.

Contractual Services Agreement with Purdue was presented for approval. County Attorney had already reviewed the contract. Donald made a motion to approve and sign, Michael seconded. With no further discussion, motion carried unanimously.

Jennifer made a motion to approve and sign Claims & Payroll #24, Michael seconded. With no further discussion, motion carried unanimously.

IN RE: CONFERENCE REQUEST

Michael made a motion to approve the presented conference request, Jennifer seconded. With no further discussion, motion carried unanimously.

ASSESSOR: Theresa Calloway, USPAP Class, Columbus, IN, Dec 8-10

ELECTION BOARD: Jolynn Behny, Becky McLeroy, Jon Frain, Election Administrators Conf, Indy, Dec 15-17

IN RE: CDC, NATHAN ORIGER1. *Request to Use Space in East Annex: Sharing Closet*

Jay Podell called Nathan on behalf of his sister Pam Chumley. She has witnessed several children lacking weather-appropriate clothing and has started a project called Sharing Closet. They will be collecting clothing to be made available free to kids in need. They require a place where clothing can be stored and distributed and are interested in unused space in the east annex. They would get a key to enter the building and open the office but nowhere else in the building. Highway Superintendent Gary Kruger was not in favor in using the Highway training room as key would allow them access to the offices. Nathan identified the former Building/Planning/Zoning office as the most logical space. Donald said the board had no objections to them using that particular space. It was later discussed if a vote was needed and County Attorney said no.

2. *Revolving Loan Fund*

- A. **LOAN RELEASE:** Tippy's paid off their loan from 2021 in August and Nathan is still holding the truck title that County took as collateral.
- B. **CURRENT STATISTICS:** Revolving Loan Fund has a balance of \$369,559.17 and both remaining borrowers are in good standing through November.
PROGRAM REBOOT: County Attorney has received and has been reviewing proposed changes to the program. A partial release on Becker's mortgage needs to be prepared. One local business owner is interested in borrowing from the program. Hope to relaunch program by 1/1/2026.

3. *County Farm Property/Land Swap/Housing Project*

County lost their farm tenant at the County farm so Commissioners need to determine whether or not they want to seek a new tenant. Before such action, Nathan wanted to revisit prior discussions regarding the possibility of trading the farmland for land owned by the Galbreath family toward the end of developing a housing project. Even though the County has tentatively received a \$1,000,000. READI 2.0 grant to support a housing development, Nathan is concerned about proceeding with the project as proposed as the grant requires a substantial match between the public and private sectors. Even with a developer cash invested in the actual houses, Nathan is not comfortable with spending that much County money on this project and, instead, embraces a strategy to build houses where utilities already exist (rather than expending resources on new lines) and to explore the possibility of building in multiple towns, not exclusively in Winamac. Nathan will discuss this potential change with the Northwest Indiana Forum before knowing if we can change our strategy or walk away from the grant. Nathan thinks ownership of the ground on the north side of Winamac would be more beneficial to the County from a future development perspective and the proposed transaction would provide the County with close to \$200,000. in cash. Nathan would like for the County to authorize him to have the parcel surveyed and split it so the land on south side of CR60S can be traded while Recycling/Transfer property and the ground surrounding the former County home and React facility would remain in County hands. He would ask the Board to then transfer ownership of the land south of the road to the Redevelopment Commission for the purposes of trading it for land and cash. The cash can be used to support housing development or other redevelopment purposes.

Jennifer questioned whether Brauns might be interested in some of the ground on the north side. County Attorney has a "Request for Proposal" on farm ground to advertise. Donald thinks they should go ahead and lease the farm ground. Nathan thinks there is about 90 acres to swap and another 30 on the north side. County would receive 40 acres. Michael made a motion to proceed with survey of County farm ground, Jennifer seconded. With no further discussion, motion carried unanimously.

IN RE: GARY KRUGER, HIGHWAY

County received 1 bid from LaPorte Construction Company for bridge work, in the amount of \$789,865.50 total. Gary will take estimate for review but waiting on Community Crossing grant award.

IN RE: NATASHA DAUGHERTY, EMS

Natasha requested payment approval of \$3,454.29 to Bound Tree for medical supplies and \$3,820.38 to Sideline Automotive for repairs to County's 2014 Chevy and 2019 Ford. This is above her \$2500. Spending limit. Jennifer made a motion to approve payment, Michael seconded. With no further discussion, motion carried unanimously.

Requested permission to purchase Powerload upgrade parts from Stryker \$4,773.61, new radios from J&K Communications \$18,972.74 and Statpaks (bags) from Statpaks for \$3,964.88. Current bags cannot be cleaned. There is money in the budget. Jennifer made a motion to approve purchase, Michael seconded. With no further discussion, motion carried unanimously.

EMS had cancelled their order for a 2026 ambulance as it would not be delivered until late next year and Natasha found a used unit that could be refitted. This was done following discussion with Council. Jacob advised Natasha to get in writing the County has been released from any obligation. Natasha wanted to talk about a 2028 ambulance to put rotation in place. Donald agreed that they need a rotation. Natasha was asked to come to next week's Council meeting.

IN RE: TIM HOLLANDSWORTH, VS ENGINEERING

Tim gave updated information regarding a 2-vehicle accident a few weeks back. One vehicle attempted to pass another (both in their personal vehicles). One is still in the hospital. Also gave information on vegetation issues. Ditch fence inspections are coming up in a few weeks and he is coordinating with the Surveyor. Jennifer is concerned about fencing around the properties. Developer has promised 150' from road to solar modules. Jennifer asked if there was anything in the contract regarding fences and Tim said yes. He is also coordinating with the Building Inspector.

Jennifer asked about fines as there was a huge jump to \$88,000. for the last period. Tim said more work is being done and more cameras. Signage has been received and will be installed soon. Jacob said developers wants to discuss how fines are paid. They suggested County go under the road bonds, but this is for road repairs. Jacob raised concerns on excess traffic and suggested opening up more roads to solar traffic. This way less fines. Tim said deliveries should be done near the end of February. Donald suggested we need to redo the road use agreement on the next project.

Jennifer asked about increased patrolling and Tim said developer offered 24 hr/week, which Jennifer said would not cover 1 officer. Sheriff Schramm said he has been out there 14-16 hours/day and are increasing hours on high traffic roads. There is a discrepancy in the contract as it has 48 hours in one place and 24 in another. Sheriff said he has officers that can patrol more if funding is available. Jennifer asked Jacob where he was with negotiations with Doral. Doral has set aside some money but Jennifer asked why we can't ask Doral to pay for 2 officers until the completion of their project. Why can't we do something now to shut them down. Jacob stated County can send them an invoice and if they don't pay, would need legal authority to take them to court. There is nothing in the road agreement regarding police. Jacob just received message from Doral's attorney and he said they were talking about funding extra police with \$100,000. Nathan asked if the \$100,000. would be paid to the Sheriff's Department or Off-Duty Solution. His concern is Off-Duty Solutions pay a lot more than what County pays for OT. Also, would Off-Duty Solutions have the same jurisdiction. Jacob said Attorney Shellman is open to negotiation.

IN RE: DISCUSSION

Per Donald, Performance Services will be here sometime in December to look over the west annex. Also, Commissioners will be having an Executive Session 12/22/2025.

Jacob wanted to clarify that the Council approves tax abatements and Commissioners approves the EDA as it is a contract. Jennifer is concerned that is the final EDA complete and that developer is insuring itself (Nathan said legally it is 2 separate entities). Commissioners will look over the EDA by the 12/15/2025 meeting. Jacob said that Abatement and EDA are 2 different agreements and Commissioners can not set aside the Abatement.

IN RE: PUBLIC COMMENT

Kevin Ingram: He emailed all Commissioners regarding roads and only Jennifer responded. Wants transparency and accountability.

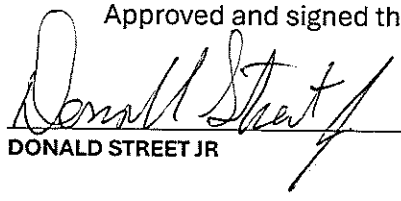
Darrell Gudeman: No moratorium on solar but now have 6-month moratorium on data centers. Why? Need more meetings for APC, maybe 1/week. Need to limit what is coming into the County as property values are going down. Take care of the citizens.


Connie Ehrlich: Connie asked Jacob why Council voted on abatement before Commissioners voted on EDA and Jacob said this is not unusual. Nathan said guarantor is not filled in until construction. Connie is concerned about the 5-year termination clause in the contract. Jennifer asked if County needs another attorney to look at the EDA besides Jacob and Rick Hall at Barnes & Thornburg as there is only one chance to get it right.

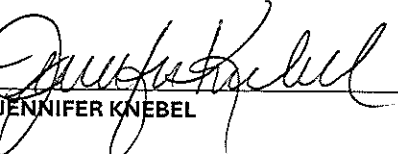
Brandi Larkin: She thinks there is a possible disconnect between the Commissioners and other departments, like BZA and APC. She suggested the Commissioners do a log so departments can use them. Donald agreed that a centralized location for a log was a good idea. Brandi asked how to get a copy of the EDA and Jacob said she could do a public records request. Nathan will upload the EDA to the County's website.


With no other business to discuss, Michael made a motion to adjourn at 7:55PM, Jennifer seconded. With no further discussion, motion carried unanimously.

Approved and signed this 15th day of December 2025 by the Pulaski County Commissioners.


DONALD STREET JR


MICHAEL MCCLURE


JENNIFER KNEBEL

Attest: 
TERESA BRYANT, AUDITOR, PULASKI COUNTY, IN