OCTOBER 5TH 2026 **REGULAR SESSION**

PULASKI COUNTY COMMISSIONERS

The Pulaski County Commissioners met in regular session Monday October 5th 2026 6:00PM at the Pulaski County Courthouse meeting room. Commissioners present were Donald Street Jr., Michael McClure, Jennifer Knebel with County Auditor Teresa Bryant.

Also present were Natasha Daugherty, Terri Hansen, Raymond Hansen, Sherry Fagner, Josh Stamper, Karla Redweik, Bob Barger, Franna Barger, Kathi Thompson, Connie Ehrlich, Bunnie Daugherty, Richel Fox, Bill Smith, Matthew Norman, Kathy Wyatt, Amelie Thouvenot (ZOOM), Seth Barton.

President Street opened the meeting with the Pledge of Allegiance.

IN RE: APPROVAL OF MINUTES

Jennifer made a motion to approve regular session minutes from September 21st 2026, Michael seconded. With no further discussion, motion carried unanimously.

IN RE: APPROVE AND SIGN

Jennifer made a motion to approve claims and payroll #20, Michael seconded. With no further discussion, motion carried unanimously.

Commissioners were presented a Subordination Agreement in which they acknowledge Pulaski County's lien is subordinate to Merchant Bank's lien on Willow Creeks Villas. ` They are going from a construction loan to a post-construction loan. Donald made a motion to approve agreement, Jennifer seconded. With no further discussion, motion carried unanimously.

IN RE: CONFERENCE REQUEST

There were no conference requests.

IN RE: AMELIE THOUVENOT, NEXTERA

Amendment presented regarding changing the timeline of the Road Use Agreement to align with the Approved EDA from August 2026. Construction will start November 2027 and be operational December 2028. Michael made a motion to approve amendment, Jennifer seconded. With no further discussion, motion carried unanimously.

IN RE: RICHEL FOX, EMA

Richel requested adoption of the Mitigation Plan. By having this plan, Indiana will help in the event of disaster. Jennifer made a motion to adopt Mitigation Plan for 5 years and Resolution 2026-10, Michael seconded. With no further discussion, motion carried.

IN RE: KARLA REDWEIK, BZA/BZA

Rezoning: Ryan Rohloff had a property that he sold and the couple who purchased would like to build a dwelling. Property is currently zoned light industrial, and APC has recommended changing from light industrial to general agricultural. Donald made a motion to accept APC recommendation, Jennifer seconded. With no further discussion, motion carried unanimously.

BESS: UDO Adjustments. Special exception has to be approved by BZA/APC. Donald asked for explanation of driveway placement a minimum 500 feet from edge of drives and right-of-way intersections. Karla said some property has driveway near these entrances. Jennifer is concerned about buses and how long it takes a truck to stop. Seth Barton said a tri-axle truck would take 400 feet at 55 MPH to stop. Jennifer made a motion to approve section 2.3 S "Applications for all battery energy storage systems" as presented, Michael seconded. With no further discussion, motion carried unanimously.

USE STANDARDS: No discussion on Section 4.1 "Use Standards.." Donald made a motion to approve Use Standards, Jennifer seconded. With no further discussion, motion carried unanimously.

BATTERY ENERGY STORAGE FACILITIES: Jennifer asked if fire departments have received training. Karla said she has been to some of their meetings. Developer shall provide safety equipment. Well and septic permits shall be issued from Health Department prior to submitting the Building Permit Application, unless there is no well or septic. Donald asked if 2 feet above the

one-hundred-year frequency flood elevation is sufficient. Karla said this is what the State requires. Donald and Jennifer concerned about the vagueness of the Property Value Guarantee and needs to be rewritten. Appraisals would be done and Karla is concerned in Building Department being involved in this. Donald also concerned about "Liability, Indemnity & Cyber Insurance" as he feels this should be reviewed more than every 10 years. Reassess every 3 years. OK with 8.6 Safety, Fencing & Setbacks requirements. Donald asked about 10-B "lock box with keys". Who has the keys- --local emergency responders. Seth Barton said Sheriff Department has keys to school so they have 24/7 access. Involve Health Department in ground water monitoring. Annual Reports—where do the complaints go—Building Department. Applicant/owner/operator change to developer. Under Soil Certification (Preconstruction Baseline Testing), add that the baseline soil and environmental analysis should be done by a third party, not developer. Third party should also conduct any post-incident environment assessment. Any road closure are to be reported to Highway Superintendent. Who defines "adequate" under Signage—remove. Parking/Vehicle access is included in road use agreement. Donald made a motion to approve UDO Section 8-BESS except section 8.4 General BESS regulation (D) Property Value Guarantee, Jennifer seconded. With no further discussion, motion carried unanimously. Donald made a motion to approve Section 9.4 Definitions to be added to PCUDO, Michael seconded. With no further discussion, motion carried unanimously.

Jennifer asked if Karla would talk to APC regarding a cap on utility BESS so projects are not concentrated in one location. Donald asked when Data Center moratorium ends-May 2027. Donald would like to wrap up the Data Center changes soon.

IN RE: TIM HOLLANDSWORTH, VS ENGINEERING

Mammoth South and Central: Drainage on 300W is a concern. FRATCO tape is being used to repair tile. Head count is around 190.

Vegetation Buffer: Working with County Attorney.

Fence Set Back-Agnew Ditch: Working on this.

Pastures & Grazing: Lots of communication going on. Coordinating with Highway for stop signs.

NIPSCO: Task order approved. Will be completed before Christmas.

Tim said there is going to be a new fiber project by Verizon (not solar), east of 421. Jennifer asked if anyone could come and install fiber. No, as they would have to use County right of ways.

AEP PROJECTS: "Star Pulaski" site is pretty much complete. "AEP/Black & Veatch Task Order 2025-003". Donald made a motion to approve Task Order 2025-003, Jennifer seconded. With no further discussion, motion carried unanimously. "AEP/Moss Creek Switchyard Task Order 2025-004". Will be meeting with drainage board. Jennifer made a motion to approve Task Order 2025-004, Michael seconded. With no further discussion, motion carried unanimously. "Tater Town" Not submitted yet—Spring 2027. "AEP/Bottlebrush Switchyard Task Order 2025-007" Michael made a motion to approve 2025-007, Donald seconded. With no further discussion, motion carried unanimously.

IN RE: DISCUSSION

Matt Pickens will be at October 19th 2026 Commissioners meeting to discuss flock cameras. Chief Deputy Seth Barton presented Jail Inspection report for 2026 to Commissioners.

Performance Services will be at October 19, 2026 meeting. Will look at all buildings. Michael asked that they look into records storage as well as location for animal control.

IN RE: PUBLIC COMMENT

Kathy Wyatt: Concerned if property value guarantee is still in place for BESS. Need to take care of that before a BESS comes in. Need to slow down and keep track of ordinances.

With no other public comment nor business to discuss, Michael made a motion to adjourn at 7:22PM, Jennifer seconded. With no further discussion, motion carried unanimously.

Approved and sign this 19th day of October 2026 by the PULASKI COUNTY COMMISSIONERS.

DOONALD STREET JR. MICHAEL MCCLURE JENNIFER KNEBEL

ATTEST: TERESA BRYANT, AUDITOR, PULASKI COUNTY, IN