

WARRICK COUNTY BOARD OF COMMISSIONERS MEETING
REGULAR SESSION
COMMISSIONERS MEETING ROOM
107 W. Locust Street, Suite 303
Boonville, Indiana
August 14, 2023
4:00 P.M.

The Warrick County Commissioners met in regular session with Robert Johnson, Vice President; and Dan Saylor, Member. President Terry Phillippe was not present for this meeting.

Attorney Andrew Skinner and Administrator Heather Soberg were in attendance.

Chief Deputy Auditor Barbi Shelton and Recording Secretary Kristine Georges attended and recorded the minutes.

Commissioner Meetings can be viewed via YouTube: Warrick County Meetings

Vice President Bob Johnson called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE

**AREA PLAN COMMISSION
REQUEST FOR EXTENSION OF SURETY
C-20-023**

Director Molly Barnhill presented the Business for APC. First was a request for extension of surety for C-20-023, Maken Corporation by Danny Ubelhor, Owner. The County is holding \$2,744.50 for commercial entrance construction in escrow. They have had two years and are requesting one year at the same dollar amount. The surety expires September 21, 2023. Commissioner Saylor asked where this was. County Engineer Bobby Howard said it was a driveway near Anderson and Vann Roads. Ms. Barnhill said it was in the Warrick Industrial Center. Mr. Howard has no issues with it. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

(C-20-023 is located on Pages 4 through 5 of these Official Minutes)

**REQUEST TO REZONE
PC-R-23-07
ORDINANCE 2023-16**

Ms. Barnhill presented a request to rezone, PC-R-23-07 by petitioner and owner, Do It Right Investments, LLC by Kevin Sensmeier, Owner. It's to rezone 1.6 acres located on the west side of Stacer Road approximately 200 feet south of the intersection formed by State Road 662 and Stacer Road from R-1A, One Family Dwelling Zoning District to C-4, General Commercial Zoning District, Ohio Township, 32-6-9. The complete legal is on file. It was advertised in the Standard on June 29, 2023. Mr. Sensmeier was present to answer any questions. Commissioner Saylor asked what they were planning on doing. Mr. Sensmeier stated that this lot was in the middle of two lots that he already owned. He wanted it zoned the same as the other two for a possible gas station and has a realtor working on it. Commissioner Dan Saylor made the motion to approve the rezoning, Ordinance 2023-16. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

(Ordinance 2023-16 is located on Page 18 of these Official Minutes)

**STREET ACCEPTANCE
MAGNOLIA PLACE**

Next, Ms. Barnhill presented a street acceptance for Magnolia Place by Chris Combs, Owner, for Nolia Lane, 1,501.0 lineal feet. The County is holding \$22,500.00 in escrow. They have had six and a half years. The surety expires August 26, 2023. It was tabled at the last Commissioner's meeting. Ms. Barnhill has signatures from both the County Engineer and County Surveyor of completion. The County Engineer stated that everything had been taken care of and was ready for acceptance. Commissioner Dan Saylor made the motion to approve the street acceptance. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

(Magnolia Place Acceptance is located on Page 14 of these Official Minutes)

**STREET CONSTRUCTION PLANS
PP-23-10
CYPRESS LAKE ESTATES #2**

Ms. Barnhill presented two street construction plans for approval. The first was PP-23-10 for Cypress Lake Estates #2 by petitioner/owner, Robert Alan and Jana Darlene Ulrey. Its approximately 2.34 acres located on the east side of Magnolia Drive and approximately 1,250 feet south of the intersection formed by Ferstel Road and Magnolia Drive. Being Lot 1 in the Corrected Plat of Cypress Lake Estates and recorded in Plat File 1, Card 460, and being Lot 38 in Cypress Acres No. 3, Sec. A, recorded in Plat File 1, Card 299 in the Warrick County Recorder's Office. Ohio

Township 1-7-9. They are requesting no improvements to Magnolia Drive. Bobby Howard said that everything was good for approval. Commissioner Dan Saylor made the motion to approve the street construction plans. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

(PP-23-10 is located on Pages 14 through 15 of these Official Minutes)

PP-23-11

ELLE NORA SUBDIVISION

Last for the APC were street construction plans for PP-23-11, Elle Nora Subdivision by petitioner/owner Brett and Christine Woolsey. It's approximately 40.08 acres located on the south side of Millersburg Road. It's approximately 2,500 feet west from the intersection formed by Millersburg Road and Squaw Creek Road. Being Lots 1 and 2 in H&L Farms Minor Subdivision #4 as recorded in Document #2022R-002840 in the Warrick County Recorder's Office. Boon Township 19-5-8. They are requesting no improvements to Millersburg Road. A representative was present for any questions. Mr. Howard recommended approval of the plans. Commissioner Dan Saylor made the motion to approve the street construction plans. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

(PP-23-11 is located on Pages 15 through 16 of these Official Minutes)

**ACTION AGENDA
APPROVAL OF MINUTES
JULY 10, 2023**

Minutes for the July 24, 2023 Regular Session meeting were presented to the Commissioners for approval. Administrator Soberg stated that the date was incorrectly listed in the agenda as July 31, 2023. Commissioner Dan Saylor made the motion to approve the minutes. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

CONSENT AGENDA

County Administrator Heather Soberg presented the following items on the Consent Agenda for approval:

- County Auditor Claims Voucher - Report Date 08/09/2023
- Payroll Voucher 08/11/2023
- Keller Schroeder Production Host Refresh - Sheriff's Department
- Treasurer's Monthly Report July 2023 (correct date June 2023)
- Boonville Square Flare Courthouse Lawn Use
- CodeRed Contract Termination
- Baker Tilly GO Bond Engagement Letter
- Replacement of generator for x-ray machine at Judicial Center by Point Security, Inc

Commissioner Saylor stated that the generator on the x-ray machine had been replaced. He then asked when the Square Flare would be held. Ms. Soberg was unsure of the date, but knew it was in October. Commissioner Saylor asked that maintenance know, so that they are prepared. Commissioner Day Saylor made the motion to approve the items on the Consent Agenda. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

(Claims are located on Pages 6 through 10 of these Official Minutes)

(Payroll is located on Page 10 of these Official Minutes)

(Keller Schroeder Production Host Refresh is located on Pages 10 through 13 of these Official Minutes)

(Treasurer's Report is located on Page 13 of these Official Minutes)

(Baker Tilly Engagement Letter is located on File in the Auditor's Office)

**COUNTY ATTORNEY
PUBLIC HEARING ON LEASE AGREEMENT WITH WARRICK COUNTY, INDIANA
BUILDING CORPORATION**

Attorney Andrew Skinner recommended a motion to recess the regular session meeting and enter the public hearing on the lease agreement with the Warrick County, Indiana Building Corporation. Commissioner Dan Saylor made the motion. Commissioner Bob Johnson seconded the motion. The motion carried 2-0.

Commissioner Bob Johnson then asked if any of the public wanted to speak for or against the proposed lease. There were no public comments.

Commissioner Dan Saylor made a motion to close the public hearing. Commissioner Johnson seconded the motion. The motion carried 2-0.

**CONSIDERATION OF RESOLUTION 2023-04
LEASE AGREEMENT WITH WARRICK COUNTY, INDIANA BUILDING CORPORATION**

Brad Bingham with Barnes and Thornburg was present to review the Resolution for the Lease with the Building Corporation for the Jail Project. He said the Public Hearing was required by law in order to execute. The Resolution states that the lease is necessary and that the rentals provided in the lease are fair and reasonable. It authorizes the publication of a notice of the lease execution once the lease has been signed. It also authorizes the Building Corporation to go issue one or more series of bonds that will not to exceed sixty-five million dollars (\$65,000,000.00). Those won't be set until the bids are in and within the budget and the costs are agreed to. It also allows the Building Corporation to issue one or more series of bond anticipation notes to provide interim financing before bonds are actually issued to cover large ticket items. It also makes a determination that once the bonds and indebtedness are retired, the County will take back the property from the Building Corporation. That is a requirement under IRS Code. The Resolution also authorizes the County to transfer the existing GO premises to the Building Corporation in connection with the issuance of bonds and it has to be done at a sale price not less than the average of the two appraisals for that property. The reason is because you can't begin to make lease/rental payments until the new project is completed. And in order to make any lease rental payment you have to have an existing asset. They are trying to avoid capitalized interest on the bonds. He then asked if there were any questions.

Commissioner Saylor asked if they would be tax exempt bonds. Mr. Bingham stated that they would and it was the intent. He said that the Building Corporation has met and passed their own Bond Resolution. They do authorize the issuance of tax exempt or taxable bonds. These will almost certainly be tax exempt. Sometimes there is a need to allow for a taxable series if there is some use not permitted to be on a tax basis. He doesn't see that here. Everything should be tax exempt.

Attorney Skinner let the Commissioners know that once approved, there would be a public notice put in the Standard with any objections being taken from the public for thirty days.

Commissioner Saylor asked about the due diligence being done to acquire the property. Attorney Skinner said that the geo-studies had been done. The survey is being completed. Phase 1 was completed and the recommendation is to do a Phase 2 based on some of the findings.

Commissioner Saylor made a motion to approve Resolution 2023-04. Commissioner Johnson seconded the motion. The motion carried 2-0.

(Resolution 2023-04 is located on Pages 16 through 17 of these Official Minutes)

**ACCEPTANCE AND DEDICATION OF RIGHT OF WAY ON ANDERSON ROAD
FIRST READING OF AN ORDINANCE FOR REGULATING
PUBLIC AND SEMI-PUBLIC POOLS**

Attorney Skinner stated that the Acceptance and Dedication of Right-of-Way for Anderson Road and the First Reading of an Ordinance to regulate public and semi-public pools needed to be pushed to the next meeting. Commissioner Saylor made the motion to table both items. Commissioner Johnson seconded the motion. The motion carried 2-0.

**BARNES AND THORNBURG GO BOND ENGAGEMENT LETTER,
HIGHWAY GARAGE PROJECT**

Attorney Skinner presented an engagement letter from Barnes and Thornburg for GO bond work for the Highway Garage Project and updates to infrastructure in the County. The bond for the Courthouse Renovation is rolling off at the end of the year and this bond would continue the obligation so that continued projects can be funded without raising taxes. The Commissioners briefly reviewed the letter. Attorney Skinner stated that it was all in order. Commissioner Saylor made the motion to approve. Commissioner Johnson seconded the motion. The motion carried 2-0.

(Barnes & Thornburg Engagement Letter is located on File in the Auditor's Office)

UPDATE ON PLAYGROUND EQUIPMENT SURPLUS

Attorney Skinner stated that they have playground equipment that will be potentially surplus and they are drawing up the hold harmless paperwork to whom ever purchases that equipment for presentation to the Commissioners at a later date.

**ECONOMIC DEVELOPMENT
MORLEY GIS LIMITED USE AGREEMENT
MORLEY EAGLEVIEW LIMITED USE AGREEMENT**

Economic Development Director Steve Roelle presented the GIS and Eagleview Limited Use Agreements for Morley and Associates. This is just basic access for the purpose of aiding a current Redevelopment Commission project so they can utilize it and avoid the Commission paying extra money. There is a timeline and it ends when the project is completed. It is also a limited use. Attorney Skinner stated that the Commission's attorney had reviewed it and it could be passed pending the County Attorney's review. Commissioner Saylor made a motion to approve both agreements pending Legal Counsel review. Commissioner Johnson seconded the motion. The motion carried 2-0.

ECONOMIC DEVELOPMENT VEHICLE UPDATE

Commissioner Saylor asked about Mr. Roelle's new vehicle and whether it had been received yet. Mr. Roelle said that it was still on backorder.

ADJOURNMENT

The next Warrick County Commissioners' meeting will be held on Monday, August 28, 2023 in the Commissioners' meeting room at 4:00 PM. Commissioner Dan Saylor made the motion to adjourn. Commissioner Bob Johnson seconded the motion. The motion carried 2-0. Meeting adjourned at 4:22 P.M.


WARRICK COUNTY BOARD OF COMMISSIONERS



 TERRY WILLIPPE, PRESIDENT



 ROBERT JOHNSON, JR., VICE PRESIDENT



 DAN SAYLOR, MEMBER

ATTEST: 

 MICHAEL J. DIETSCH, AUDITOR
 WARRICK COUNTY, INDIANA

Minutes Respectfully Submitted by Kristine Georges, Official Recording Secretary

Extension of Surety
 C-20-023
 Maken Corporation by Danny Uebelhor, Owner
 August 14, 2023

BOARD OF COMMISSIONERS:

President 
 Member 
 Member 

ATTEST:


 Auditor
 Date: 8-14-2023

8/14/23, 9:23 AM

Warrick County Govt. Mail - File: Parcel 1 Warrick Research and Industrial Center East PZ



Area Plan Commission <apcc@warrickcounty.gov>

RE: Parcel 1 Warrick Research and Industrial Center East PZ

James E. Morley <jim@morleycorp.com>
To: Daniel Uebelhor <dubehor@warrickcounty.gov>
Cc: Daniel Uebelhor <dubehor@warrickcounty.gov>

Tue, Aug 1, 2023 at 9:00 AM

Katelyn,
The commercial drive has not been built yet. We ask that Maken Corp be granted a 1 year extension on the construction. Please let me know if I need to attend a meeting on this.

Thank you.

Jim Morley Jr., P.E., P.S., President



FILED

AUG 01 2023

WARRICK COUNTY

AREA PLAN COMMISSION

4300 KOSKOVUD LN. - NEWBURGH, IN 47630

P: 812.464.9585 - F: 812.464.2514 - M: 812.449.1482

JED@MORLEYCORP.COM

CONFIDENTIALITY NOTICE: This message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Area Plan Commission <apcc@warrickcounty.gov>
Sent: Tuesday, August 1, 2023 8:47 AM
To: Daniel Uebelhor <dubehor@warrickcounty.gov>; James E. Morley <jim@morleycorp.com>
Subject: Parcel 1 Warrick Research and Industrial Center East PZ

Good morning,

I am needing a request for the surety we are holding in escrow in regards to the above referenced property. Please get this to me as soon as possible. I will take the request to the Commissioner's August 14th meeting.

Thank you.

Katelyn Cron
Assistant Director

https://mail.google.com/mail/u/0/?ui=2&as2=68724&view=pt&searchmail=parcel1industrialcenter-east-pz1438912638474166874%7Cimg-f177303661467028732 1/2



Historic Courthouse Room 201, 107 W. Locust Street, Booneville, Indiana 47601. (812)897-6190. Fax: (812) 897-6128
Email: apcc@warrickcounty.gov

July 3, 2023

Re: \$2,744.50 Surety in Escrow - Entrance Construction Parcel 1 Warrick Research & Industrial Center East Parcelization- Permit C-20-023

Via Certified Mail No. 7021 2720 0002 2804 1369

Maken Corporation
3922 Bell Road, Suite 2
Newburgh, IN 47630

To whom it may concern:

You are hereby notified that the above referenced surety in the amount of \$2,774.50 guaranteeing the commercial driveway entrance at the above referenced project expires September 22, 2023.

To date there has been no documentation presented which certifies driveway completion, therefore your options are:

(1) Complete all construction having your engineer certify to the completion and request a release of the surety by August 28, 2023 to be presented to the County Commissioners at their August 28, 2023 meeting. Per Warrick County Ordinance 1997-04, commercial entrances must be completed prior to the opening of the business and are allowed a one year time limit. If you have not opened your business you can request an additional extension; however, any extension must be approved by the County Commissioners at their August 28, 2023 meeting.

(2) The County can withdraw the surety from escrow.

Please take care of this matter immediately, this will be the only notice that you will receive. You will need to attend the County Commissioners meeting the same date stated if you choose option number one (1) to insure that this matter is acted upon. It is also your

RE: C-20-023

July 3, 2023

Page 1 of 2



Historic Courthouse Room 201, 107 W. Locust Street, Booneville, Indiana 47601. (812)897-6190. Fax: (812) 897-6128
Email: apcc@warrickcounty.gov

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RE: C-20-023

July 3, 2023

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Production ESXi Hosts

Manufacturer	Product Details	Price	Qty	Ext. Price	* Optional
Cisco	Cisco SuperCap - RAID controller battery backup unit - for P/N: UCSC-SPK-C245M6, UCSC-C220-M6S-BDL, UCSC-C240-M6SN=, UCSC-C240-M6SX-RF	\$0.00	2	\$0.00	\$0.00
Cisco	Cisco Extender board - Storage drive carrier - capacity: 2 M.2 SSD - M.2 Card - 2U for UCS C240 M6 LFF Rack Server, C240 M6 SFF Rack Server, C245 M6 SFF Rack Server	\$0.00	2	\$0.00	\$0.00
Cisco	Cisco - SATA / SAS cable - for P/N: UCSC-C240-M6SX-BR	\$0.00	2	\$0.00	\$0.00
Cisco	Cisco Super Cap - Storage cable kit - for UCS C240 M6 LFF Rack Server, C240 M6 SFF Rack Server, C245 M6 SFF Rack Server	\$0.00	2	\$0.00	\$0.00
Cisco	Intel Xeon Gold 5315Y - 3.2 GHz - 8-core - 12 MB cache - for P/N: UCSC-C220-M6N=, UCSC-C220-M6S=, UCSC-C240-M6N=, UCSC-C240-M6S=, UCSC-C240-M6SX=	\$2,174.62	4	\$8,698.48	\$8,698.48
Cisco	Cisco - DDR4 - module - 32 GB - DIMM 288-pin - 3200 MHz / PC4-25600 - registered - ECC - M.2 / P/N: UCSC-C240-M6N=, UCSC-C240-M6S=, UCSC-C240-M6N=, UCSC-C240-M6S=, UCSC-C245-M6SX=	\$1,566.63	16	\$24,904.48	\$24,904.48
Cisco	Cisco - Storage controller (RAID) - SATA / SAS - for P/N: UCSC-C240-M6SX=, UCSC-C240-M6SX=, UCSC-C240-M6SX=, UCSC-C240-M6SX=, UCSC-C245-M6SX=	\$2,642.76	2	\$5,285.52	\$5,285.52
Cisco	Cisco Enterprise Performance - SSD - 1.9 TB - hot-swap - 2.5" - SATA 6Gb/s - for UCS C240 M5, SmartPlay Select C220 M6SX, SmartPlay Select C240 M5SX	\$3,843.90	16	\$61,502.40	\$61,502.40
Cisco	Cisco - SSD - 240 GB - Internal - M.2 - SATA - for UCS B200 M5, C125 M5, C480, SmartPlay Select B200 M5	\$384.72	4	\$1,538.88	\$1,538.88
Cisco	Cisco 1A - Blower card - for P/N: UCSC-C240-M6SX=, UCSC-C240-M6SX=, UCSC-C240-M6SX=, UCSC-C245-M6SX=	\$231.71	2	\$463.42	\$463.42

Proposal #009802 v5

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Production ESXi Hosts

Manufacturer	Product Details	Price	Qty	Ext. Price	* Optional
Cisco	Cisco-Intel X710T4LG 4x10 GbE RJ45 PCIe	\$1,068.77	2	\$2,137.54	\$2,137.54
Cisco	Cisco - Power supply - hot-plug / redundant (plug-in module) - AC 100-240 V - 1050 Watt for UCS C220 M5SN, C220 M5S, S3260, SmartPlay Select C220 M6SX, SmartPlay Select C3260	\$388.19	4	\$1,552.76	\$1,552.76
Cisco	Cisco - Power cable - IEC 60320 C13 to IEC 60320 C14 - 6 ft. - P/N: B200-CM6-09-C1117-4PLTELAWZ-RF, C1131-8PLTEPWZ, PPR3105-NGFW-K9, UCS-FI-64108-RF	\$0.00	4	\$0.00	\$0.00
Cisco	Other Infrastructure	\$0.00	2	\$0.00	\$0.00
Cisco	Other Workload	\$0.00	2	\$0.00	\$0.00
Cisco	Cisco - Storage controller (RAID) - M.2 Card / SATA 6Gb/s RAID 1 - for UCS C220 M5, C220 M5SN, C220 M6SX, C240 M5, C240 M5L, C480, C480 M5	\$169.20	2	\$338.40	\$338.40
Cisco	Cisco Trusted Platform Module 2.0 - Trusted Platform Module (TPM) 2.0 - for P/N: UCSC-C240-M6SN-BR, UCSC-C240-M6SX, UCSC-C240-M6S-BR, UCSC-C245-M6SX, UCSX-M6-MLB	\$43.47	2	\$86.94	\$86.94
Cisco	Cisco Security bezel - for UCS C240 M5, SmartPlay Select C240 M5SL, SmartPlay Select C240 M5SX	\$84.60	2	\$169.20	\$169.20
Cisco	Cisco Ball Bearing Rail Kit - Rack rail kit - for UCS C240 M6SX, UCSC-C240-M6SN-BR, UCSC-C240-M6SX, UCSC-C240-M6SX-BR, UCSC-C245-M6SX	\$173.10	2	\$346.20	\$346.20
Cisco	Cisco - Drive blanking panel - for UCS C220 M5, C220 M6, C240 M5 Smart Play HX220c M5, Smart Play Select HX240c M5	\$0.00	32	\$0.00	\$0.00
Cisco	Cisco - DIMM blanking panel - for UCS B200 M5, SmartPlay Select B200 M5	\$0.00	48	\$0.00	\$0.00
Cisco	Cisco 2A - Riser card - for P/N: UCSC-C240-M6SX=, UCSC-C240-M6SX=, UCSC-C245-M6SX=	\$0.00	2	\$0.00	\$0.00

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Production ESXi Hosts

Manufacturer	Product Details	Price	Qty	Ext. Price	* Optional
Cisco	Intersight Opt Out	\$0.00	1	\$0.00	\$0.00
Cisco	Customer using alternate systems mgt. to Cisco UCS - DDR4 - module - 32 GB - DIMM 288-pin - 3200 MHz / PC4-25600 - 1.2 V - registered - ECC - for UCS C125 M5, C220 M6, C225 M6, C240 M6, C245 M6	\$1,604.65	4	\$6,418.60	\$6,418.60

Optional Subtotal: \$134,489.86

HPE Server Host

Manufacturer	Product Details	Price	Qty	Ext. Price	* Optional
HPE	HPE DL360 G10+ 5315Y MR4161-a NC Svr	\$5,576.28	2	\$11,152.56	\$11,152.56
HPE	HPE 5Y TG Ess DL360G10+ SVG	\$5,093.14	2	\$10,186.28	\$10,186.28
HPE	HPE 800W Flex Slot Platinum Hot Plug Low Halogen Power Supply Kit	\$252.15	2	\$504.30	\$504.30
HPE	HPE DL360 Gen10+ Std Heat Sink Kit	\$50.82	2	\$101.64	\$101.64
HPE	HPE NS2041-p NVMe PCIe3 OS Boot Device	\$1,515.67	2	\$3,031.34	\$3,031.34
HPE	BCM 57416 10GbE 2p BASE-T Adptr	\$907.76	2	\$1,815.52	\$1,815.52
HPE	HPE 1.92TB SATA MU SFF BC MV SSD	\$1,600.76	16	\$25,612.16	\$25,612.16
HPE	HPE 32GB 2Rx4 PCA-3200AA-R Smart Kit	\$667.09	14	\$9,339.26	\$9,339.26
HPE	INT Xeon-G 5315Y CPU for HPE	\$1,491.64	2	\$2,983.28	\$2,983.28

Optional Subtotal: \$66,726.74

Proposal #009802 v5

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Implementation Hours	Product Description	Quantity	Unit Price	Total Price	Optional
Keller Schroeder	Professional Services - T&M Keller Schroeder recommends including implementation services to ensure current deployment during initial security buildouts are followed during initial security buildouts and accept the security and performance risk associated if best practice implementation substitutes is not followed.	16	3,180.00	\$50,880.00	\$2,880.00
Optional Subtotal:				\$2,880.00	

Proposal #009802 v6

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WSD - Production Host Refresh



Prepared by:
Keller Schroeder - Evansville
 Ty Eblen
 (317) 212-7354
 teblen@kellerschroeder.com

Prepared for:
Warrick County Sheriff Dept
 00 State Road 62 West
 Sherry Williams
 (912) 697-6180
 swilliams@warrickcountysheriff.com

Proposal Information:
 Proposal #: 009802
 Version: 6
 Issue Date: 06/20/2023
 Expiration Date: 09/30/2023



Proposal Summary

Description	Quantity	Unit Price	Total Price
Dell Option	1	\$29,217.20	\$29,217.20
Total:			\$29,217.20

*Optional Expenses

Description	Quantity	Unit Price	Total Price
Production ESXI Hosts	1	\$134,459.96	\$134,459.96
HPE Server Host	1	\$66,726.74	\$66,726.74
Implementation Hours	1	\$2,880.00	\$2,880.00
Optional Subtotal:			\$204,066.60

Pricing subject to change at any time. Keller Schroeder is not a reseller or any other service unless otherwise noted. Keller Schroeder, Network Solutions, and NSG Services are available on an hourly rate basis plus travel and expenses. Proposal assumes proper cabling is already in place. Pricing limited to quantities ordered. If the quantity is reduced the price is subject to change. Restocking fees WILL apply to any merchandise returned after 30 days.

***This document is a CONFIDENTIAL proposal and is solely intended for the use of the intended recipient. This document may not be shared with any other parties without written permission from Keller Schroeder.

Keller Schroeder - Evansville

Warrick County Sheriff Dept

Signature: Ty Eblen
 Title: Select Account Manager
 Date: 06/20/2023

Signature: Terry Philippe
 Name: Terry Philippe
 Date: 8/3/23

Proposal #009802 v6

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Prepared by the State Board of Accounts
COUNTY TREASURER'S MONTHLY REPORT
 Required by IC 36-2-10-10 and IC 5-13

County Form No. 47-TR

Month ending June 30, 2023

WARRICK COUNTY

01 All Taxes	1,520,000.00
02 Total Taxes Collected (Not Recipited to Ledger or Refunded)	1,520,000.00
03 Advances Drwn	1,520,000.00
04 Cash Changeover Fund	1,520,000.00
05 Demand Payments	1,520,000.00
06 Demand Fees	1,520,000.00
07 Award Control	1,520,000.00
08 Vehicle License Excise Tax	1,520,000.00
09 Lottery Excise Tax	1,520,000.00
10 AVMS Rental Excise Tax	1,520,000.00
11 AVMS Rental Excise Tax	1,520,000.00
12 Vehicle License Excise Tax	1,520,000.00
13 Lottery Excise Tax	1,520,000.00
14 AVMS Rental Excise Tax	1,520,000.00
15 AVMS Rental Excise Tax	1,520,000.00
16 Vehicle License Excise Tax	1,520,000.00
17 State Research Credit	1,520,000.00
18 Promoted Credit	1,520,000.00
19 Total Balance of all Ledger Accounts - Cash	1,520,000.00
20 CREDITS	1,520,000.00
21 Depository Balance Shown by Balance of Cash	1,520,000.00
22 Investments as Shown by Daily Balance of Cash and	1,520,000.00
23 Total Cash on Hand at Close of Month	1,520,000.00
24 Cash on Hand	1,520,000.00
25 Total	1,520,000.00
26 Total	1,520,000.00
27 Total	1,520,000.00
28 Total	1,520,000.00
29 Total	1,520,000.00
30 Total	1,520,000.00
31 Total	1,520,000.00
32 Total	1,520,000.00
33 Total	1,520,000.00
34 Total	1,520,000.00

RECONCILEMENT WITH DEPOSITORIES

35 Balance to all Depositories per Daily Balance Record	1,520,000.00
36 Outstanding Vouchers Checks, Detail by	1,520,000.00
37 Balance in all Depositories per Bank Statements	1,520,000.00
38 Deposits in Transit (Detail on Reverse Side)	1,520,000.00
39 ANALYSIS OF CASH ON HAND AT CLOSE OF MONTH:	1,520,000.00
(a) Cash Change Fund Advanced by County	1,520,000.00
(b) Uncollected Items on Hand (List on Reverse Side)	1,520,000.00
(c) Total (Must Agree with Line 26 Above)	1,520,000.00

State of Indiana, Warrick County, ss: I, the undersigned Treasurer of the aforesaid County and State hereby certify that the foregoing report is true and correct to the best of my knowledge and belief.

Dated on this _____ day of July, 2023

RECEIVED
 WARRICK COUNTY TREASURER
 FILED
 JUL 19 2023
 WARRICK CO. AUDITOR



MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

June 30, 2023

Warrick County Surveyor's Office
Attn: Phil Batty,
107 W Locust St, Suite 206 Courthouse
Boonville, IN 47601Re:

Request for No Drainage Impacts Letter
Cypress Lake Estates No. 2
Morley Project # 12494.1.001A

Dear Phil:

On behalf of the subdividers, Robert Alan Ulrey and Jana Darlene Ulrey, we respectfully request that the requirement for drainage plans for Cypress Lake Estates No. 2 be waived. The subdivision consists of combining 2 subdivided lots into 1. They are going to construct an accessory structure (outbuilding) on the north end of the site, currently Lot 38 of Cypress Acres No. 3 Section A.

If you have any questions, comments, or require additional information, please contact our office at (812) 464-9585.

Bret A. Sermersheim
Sincerely,
Bret A. Sermersheim, PS
Managing Surveyor
ENCL: Primary Plat

Philip A. Batty
5-14-2023

Ulrey

CC: File
J:\12000a\12400-12494\Surveying 3D\Documents\12494 WC No Drainage Letter.docx

FILED
JUL 03 2023
WARRICK COUNTY
AREA PLANNING DIVISION



MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

June 30, 2023

Warrick County Engineer's Office
Attn: Bobby Howard, PE
107 W Locust St, Suite 208 Courthouse
Boonville, IN 47601

Re: Cypress Lake Estates No. 2
Request for No Road Improvements
Morley Project # 12494.1.001A

Dear Bobby:

On behalf of the subdividers, Robert Alan Ulrey and Jana Darlene Ulrey, we are requesting that this project require no road improvements to Magnolia Drive. The subdivision consists of combining 2 subdivided lots into 1 and will generate no new traffic.

If you have any questions, comments, or require additional information, please contact our office at (812) 464-9585.

Bret A. Sermersheim
Sincerely,
Bret A. Sermersheim, PS
Managing Surveyor
ENCL: Primary Plat

Ulrey

CC: File
J:\12000a\12400-12494\Surveying 3D\Documents\12494 WC No Street Letter.docx

FILED
JUL 03 2023
WARRICK COUNTY
AREA PLANNING DIVISION

STREET CONSTRUCTION PLAN
Elle Nora Subdivision
Request for No Improvements
Brett & Christine Woulsey
August 14, 2023

BOARD OF COMMISSIONERS:

Phil Batty
President
Member
Member

ATTEST:

Richard A. Batty
Auditor
Date: 8/14/2023



MORLEY
ARCHITECTS | ENGINEERS | PLANNERS

812.464.9585 ext. 812.464.2614 fax
4800 Rosebud Ln., Newburgh, IN 47630
morleycorp.com

July 3, 2023

Warrick County Surveyor's Office
Attn: Phil Baxter
107 W Locust St, Suite 206 Courthouse
Boonville, IN 47601

Request for No Drainage Impacts Letter
Elle Nora Subdivision
Morley Project # 12457.1.001A

Dear Phil:

On behalf of the subdividers, Brett & Christine Woolsey, we respectfully request that the required drainage plans for Elle Nora Subdivision be waived. There are no proposed plans for developments as these ±7.7 acre lots are proposed for individual homes. If you have any questions, comments, or require additional information, please contact our office at (812) 464-9585.

Sincerely,

Jared Memering
Jared L. Memering
Project Manager

ENCL: Primary Plat

cc: File

Jared Memering
5-14-2023

FILED

JUL 03 2023

WARRICK COUNTY
AREA PLAT ROOM

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RESOLUTION NO. 2023-04

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WARRICK COUNTY, INDIANA APPROVING THE EXECUTION OF A LEASE FOR CERTAIN REAL ESTATE AND IMPROVEMENTS IN THE COUNTY INCLUDING THE EXISTING COUNTY SHERIFF'S OFFICE AND JAIL FACILITY AND A NEW SHERIFF'S OFFICE AND SECURITY FACILITY AND AUTHORIZING RELATED ACTIONS

WHEREAS, the Board of Commissioners of Warrick County, Indiana (the "Board"), has engaged in negotiations with the Warrick County, Indiana Building Corporation (the "Building Corporation"), for (1) all or any portion of the financing of the acquisition of land and the construction, improvement, and/or equipping of a new Sheriff's Offices and Security Facility, and any related improvements, all to be used for the purposes of providing incarceration, community corrections or other law enforcement or criminal justice services by the County (collectively, the "Project"), and (2) to enter into a lease between the Building Corporation, as lessor, and the County, as lessee, of any real estate upon which the Project is, or will be, located and the facilities comprising the Project and certain other real estate and facilities operated by the County in the existing County Sheriff's Office and jail facility, as such facilities or improvements currently exist and as constructed, improved, renovated, rehabilitated, repaired and equipped (collectively, the "Premises"); and

WHEREAS, it is necessary for the Building Corporation to own the Premises in fee simple for purposes of the construction of the Project and leasing of the Premises to the County; and

WHEREAS, the Board has previously examined and approved a form of lease (the "Lease") with the Building Corporation for the financing of the Project; and

WHEREAS, lease rentals under the proposed Lease will be payable by the County solely from revenues derived from (i) the County's share of monthly certified distributions of the additional revenue derived from the expenditure rate of the local income tax on the adjusted gross income of taxpayers in the County pursuant to Indiana Code 6-3.6, allocated to the County for public safety purposes under Indiana Code 6-3.6-6-4 and Indiana Code 6-3.6-6-8, each as amended, which, for the avoidance of doubt, shall not include: (A) any additional revenue allocated to public safety purposes that is dedicated for a public safety answering point ("PSAP") under IC 6-3.6-6-8(a) and distributed in accordance with IC 6-3.6-11-4; (B) any amount of the certified distributions of additional revenue allocated to public safety purposes that is, after making allocations under IC 6-3.6-11, dedicated to any fire department, volunteer fire department, or emergency medical services provider in accordance with IC 6-3.6-11-8; or (C) any certified distributions of additional revenue allocated to public safety purposes that are, after making allocations under IC 6-3.6-11, allocated to any municipality in the County under IC 6-3.6-6-8(b) (subclause (i), the "Public Safety LIT Revenues"); and (ii) to the extent that the Public Safety LIT Revenues are insufficient to pay such amounts, from the revenues derived from an *ad valorem* tax levied by the County on all taxable property in the County pursuant to Indiana Code 36-1-10-17, as amended; provided, however, notwithstanding anything in the proposed Lease to the contrary, the County reserves the right to pay the lease rentals or any other amounts due thereunder from any other revenues legally available to the County; and

WHEREAS, the County reasonably expects that all lease rentals will be paid from Public Safety LIT Revenues and will not be paid from any Property Tax Revenues; and

WHEREAS, notice of a public hearing on the proposed Lease was given by publication as required by law; and

WHEREAS, on August 14, 2023, a public hearing was conducted in accordance with IC 36-1-10-13 as to whether the execution of the Lease is necessary and whether the rentals in the Lease are fair and reasonable for the Project; and

WHEREAS, the Board has considered the testimony and other evidence presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF WARRICK COUNTY, INDIANA, that:

Section 1. Providing for the financing, acquisition, construction, improvement, and/or equipping of the Project by the Building Corporation and the leasing of the same to the County, as lessee, is in the public interest of the citizens of this County, and is a proper public purpose for which this Board agrees to cooperate with the Building Corporation and to assist in fulfilling the requirements of all agencies of federal, state and county governments.

Section 2. The preliminary drawings, plans, specifications and estimates for the cost of the Project provide for necessary facilities for the County and the same are preliminarily hereby approved. The Board reserves the right to approve all final drawings, plans, specifications and the cost budget for the Project.

Section 3. The proposed Lease in the form presented on the date hereof is hereby approved and confirmed in accordance with IC 36-1-10-13. The Lease provides for a fair and reasonable rental, and further, the execution of the Lease is necessary and wise. The Auditor of the County is authorized and directed to initial and date a copy of the proposed Lease and to place the same in the record book immediately following the minutes of this meeting, and further, the Lease is hereby made a part of this Resolution as fully as if the same were set forth herein. The members of this Board are hereby authorized and directed to execute, in the name and on behalf of the County, the Lease, including the addenda attached as exhibits to the Lease, with such changes as the members of this Board deem necessary or advisable upon the advice of legal counsel, and the Auditor of the County, is hereby authorized and directed to attest such execution of the Lease.

Section 4. The Auditor of the County is hereby authorized and directed, on behalf of the County, to publish notice of the execution of the Lease as required by law.

Section 5. The issuance, sale, and delivery by the Building Corporation of its lease rental revenue bonds in one or more series, in the aggregate principal amount not to exceed \$65,000,000 collectively, the "Bonds", is hereby approved. Pending the issuance of the Bonds, if necessary to provide interim financing for costs of the Project, the Building Corporation is hereby authorized to issue, sell and deliver one or more series of its bond anticipation notes in an aggregate principal amount not to exceed the maximum aggregate principal amount of the Bonds

authorized herein. Upon the retirement or prepayment of all of the outstanding principal amount of the Bonds, the County, as lessee, will accept from the Building Corporation title to the Premises and the Project, including any additions thereto, free and clear of any and all liens and encumbrances thereon except as otherwise permitted by the Lease. The Building Corporation may issue, sell, and deliver such Bonds, pursuant to the applicable laws of the State of Indiana, may encumber any property acquired by it for the purpose of financing such facilities, and may enter into contracts for the sale of the Bonds and the Project.

Section 6. Subject to completion of the procedures required by law, the members of the Board are hereby authorized and directed for and on behalf of the County, to transfer to the Building Corporation, all or a portion of the County's interests in any portion of the Premises related to the Project in accordance with IC 36-1-10-11. The Board hereby approves the sale of any portion of the Premises to the Building Corporation in exchange for an agreed upon purchase price (the "Purchase Price") in an amount determined by the Board on or before the date of issuance of the Bonds, which amount shall be not less than the appraised value of the Premises to be conveyed by the County, in accordance with Indiana Code 36-1-10-11. The Purchase Price shall be payable by the Building Corporation to the County upon the issuance of the Bonds, and shall be applied by the County to cover the portion of the Project costs not paid by the Building Corporation. The Board is authorized to execute and deliver, and the County Auditor is authorized to attest to such execution, one or more deeds conveying all or a portion of the Premises to the Building Corporation.

Section 7. Any member of the Board of Commissioners or the County Council, the Auditor of the County, and the County Attorney are each hereby authorized, empowered and directed, on behalf of the County to take any other action as such individual deems necessary or desirable to effectuate the foregoing resolutions, and any actions heretofore made or taken be, and hereby are, ratified and approved.

Passed and adopted by the Board of Commissioners of Warrick County, Indiana on the 14th day of August, 2023.

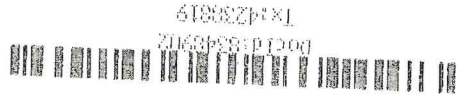
BOARD OF COMMISSIONERS OF WARRICK COUNTY, INDIANA

Ferry Phillippe
Ferry Phillippe, President
Robert Johnson
Robert Johnson, Vice President

Dan Saylor
Dan Saylor, Member

ATTEST:

Michael Dietsch
Michael Dietsch, County Auditor



NC

2023R-006228
PAT BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
08/25/2023 09:21 AM
2023-10-00
PAGES: 1

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2023-10-00
PLAN COMMISSIONER DOCKET # PC-R-23-07

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN
REAL ESTATE IN WARRICK COUNTY, INDIANA

**BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK
COUNTY, INDIANA:**

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the rezoning, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

A part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 6 South, Range 9 West, in Warrick County Indiana, being more particularly described as follows:


Commencing at the Southwest corner of said Quarter Quarter Section; thence North 00 degrees 09 minutes 08 seconds East 916.08 feet; thence South 89 degrees 36 minutes 05 seconds East 884.23 feet to the place of beginning; thence Northeasterly 164.62 feet along an arc being concave to the Northwest and having a radius of 776.20 feet and subtended by a long chord having a bearing of North 19 degrees 19 minutes 44 seconds East and a length of 164.31 feet along the right-of-way for I-164 to the State of Indiana; thence North 13 degrees 44 minutes 22 seconds East continuing along said State right-of-way, 82.78 feet; thence South 87 degrees 16 minutes 02 seconds East 394.85 feet to the East line of said Quarter Quarter Section line in Stacer Road; thence South along Stacer Road 88.50 feet; thence North 89 degrees 36 minutes 05 seconds West 331.67; thence South 131.33 feet; thence North 89 degrees 36 minutes 05 seconds West 137.11 feet to the place of beginning.



which real estate is now zoned and classified as part of the R-1A District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said R-1A District to said C-4 District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.



Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

ATTEST:


County Auditor
8-14-2023
Date Approved

President

Member

Member
BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.


This Document Prepared by  Kevin P. Sensenier