

WARRICK COUNTY BOARD OF COMMISSIONERS MEETING
REGULAR SESSION
COMMISSIONERS MEETING ROOM
107 W. Locust Street, Suite 303
Boonville, Indiana
September 9, 2024
4:00 P.M.

The Warrick County Commissioners met in regular session with Terry Phillippe, President; Robert Johnson, Vice President; and Dan Saylor, Member.

Attorney Andrew Skinner and Administrator Heather Soberg were in attendance.

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

Commissioner Meetings can be viewed via YouTube: Warrick County Meetings

President Terry Phillippe called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE

**AREA PLAN COMMISSION
ORDINANCE CHANGES**

**AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS, SECTION 2, TERMS DEFINED
OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY
ORDINANCE 2024-12**

Area Plan Director Molly Barnhill presented an Ordinance to Amend Article II, Definitions, Section 2, Terms Defined of the Comprehensive Zoning Ordinance for Warrick County. The purpose of this Ordinance is to amend the definition of a home occupation to include accessory structures. Commissioner Saylor asked if this wasn't something that was addressed in the past. Ms. Barnhill did not think this had ever come before them. She said that this Ordinance allows a small business in the home. But, there are restrictions in the size of the business as far as the space it takes up and there can be no employees or signs for the business. They had some, for example, hairdressers, that had requirements, such as entrances, and were using outbuildings beside the home. This kept coming up and this change addresses that to allow the use of the accessory structure instead of just the house. Commissioner Bob Johnson made a motion to approve Ordinance 2024-12. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

(Ordinance 2024-12 is located on Page 7 of these Official Minutes)

**REQUEST TO REZONE
PC-R-24-06
ORDINANCE 2024-13**

Ms. Barnhill presented two Requests to Rezone. The first was for petitioner, Ukon, LLC by Daniel Ubelhor, President. The owner is Maken Corporation by Daniel Ubelhor, Owner. It's to rezone 4.83 acres located on the south side of Oak Grove Road approximately 300 feet east of the intersection formed by Oak Grove Road and White Chapel Drive from M-2, General Industrial to PUD/R-1, One-Family Dwelling. It is Ohio Township, Section 18 and 19-6-9. This was advertised in The Standard on August 1, 2024. The Area Plan Commission gave a unanimous favorable recommendation for PC-R-24-06 at their meeting held on August 12, 2024. Jim Morley Jr. with Morley was present as the project engineer. He went over what has been approved to date and that this is a down-zoning to put houses in it. Commissioner Bob Johnson made the motion to approve. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

(Ordinance 2024-13 is located on Page 7 of these Official Minutes)

**PC-R-24-07
ORDINANCE 2024-14**

Next was PC-R-24-07. The petitioner/owner is Country Gal, LLC by Lisa Friedman-Warren, Owner. It's to rezone 2.81 acres located on the north side of Oak Grove Road approximately 460 feet east of the intersection formed by Oak Grove Road and White Chapel Road from M-2, General Industrial to C-4, General Commercial. It's Boon Township 18-6-8. This was advertised in The Standard on August 1, 2024. The Area Plan Commission gave a unanimous favorable recommendation for PC-R-24-07 at the meeting held on August 12, 2024. Jim Morley Jr. spoke to this rezoning as well. He said it is almost right across from the rezoning that was just approved. It is all being downzoned. The owner purchased and is looking at a small commercial area for a farmers' market or small businesses. Commissioner Johnson said this current rezoning request is C-4, so you can put just about anything in there. Mr. Morley said it is actually more restrictive than what it is currently. The owner plans to build a home somewhere in here and wouldn't want something large in there. Bob had some concerned if it is C-4 and she sells it, anything can go in there. Ms. Barnhill said that M-2 is industrial and you can't have residences. C-4 you can. Mr. Morley said it would just allow her to sell as residential if the owner wants to. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Ordinance 2024-14 is located on Page 8 of these Official Minutes)

STREET CONSTRUCTION PLANS

PP-24-11

Ms. Barnhill presented eight Street Construction Plans. The first was PP-24-11, Primrose Retirement Communities II, PUD, petitioner/owner, Newburgh Retirement, LLC, by William J. Schaeftbauer II, Vice President. It's approximately 17.12 acres on the north side of Lincoln Avenue approximately zero feet north of the intersection of Lincoln Avenue and Estate Drive being Lot 1 in Primrose Retirement Communities and Parcel 1 in Orville Grimm 2 Parcelization. It's Ohio Township 28-6-9. Jim Morley Jr. was present for this request and stated they had to replat the 17 acres to add the piece they were building on. He went over the original plans and the new section and that it wasn't connecting to any public streets. They are seeking no road plan improvements. Assistant Engineer Steve Sherwood was present for Engineer Bobby Howard and said the County won't maintain anything inside the development. It will all be private. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

PP-24-12

Next was PP-24-12, Oliver Major Subdivision, petitioner is Ukon, LLC by Daniel Ubelhor, President. Owner is Maken Corporation by Daniel Ubelhor, President. It's approximately 4.83 acres located on the south side of Oak Grove Road approximately 300 feet east of the intersection formed by Oak Grove Road and White Chapel Drive. It's Ohio Township 18 and 19-6-8. They are requesting no street improvements. The intent is to split the ground off and the subdivision will come with a different plat. Mr. Morley also represented this request. He said it was to transfer the ground to Ukon. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

PP-24-13

PP-24-13, Meuth Subdivision, petitioner/owner is Maken Corporation by Daniel Ubelhor, President and Meuth Concrete Supply, Inc. by Roger Meuth, Owner. It's approximately 6.38 acres located on the north side of Prospect Drive approximately 600 feet east of the intersection formed by Prospect Drive and Commerce Drive. Being Lots 1, 2, and 3 in the Warrick Research and Industrial Center, No.4 and Lot 42 in Baywater at Berkshire Phase 1 Subdivision. It's Ohio Township 19-6-8. They are requesting no street plans at this time. The County Engineer has signed off on it. Jim Morley is the project engineer. They are combining three parcels into one parcel and utilizing the existing roads. Commissioner Bob Johnson made a motion to approve. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

PP-24-14

For PP-24-14, Schnur II Subdivision, the petitioner/owner is Schnur Family Trust by Margaret Schnur, Trustee, Schnur Brothers Farms IV, LLC by Charles E. Schnur, Member, Anne Downey, Maria Eisterhold, Jane Baker, Lois Mitchell, Beverly Newcomb, Mike Schnur, Susan Davis, Tony Schnur, David Schnur, & Donna Lasher, Owners. It's approximately 68.75 acres located on the east and west side of Epworth Road approximately 1,000 feet north of the intersection formed by Epworth Road and Vann Road. It's Ohio Township 20-6-9. They are requesting no improvements to Epworth. Jim Morley is the project engineer. They own ground on the east and west side of Epworth Road and wish to sell the ground to different people. Where the lines are, they have to do a subdivision. The intent is just to transfer property and if they actually develop on the ground, they have to come back for a road plan improvement or commercial drive permit. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

PP-24-15

Pp-24-15, Big Daddy II Subdivision, petitioner is MMP Property Holdings, LLC by Joshua Lee Phillips, President. Owner is Joshua Lee Phillips. It's approximately 0.49 acres located on the north said of Camp Brosend Road zero feet east of the intersection of Camp Brosend Road and Old State Road 261. Being Lot 1 in Big Daddy Subdivision. It's Ohio Township 27-6-9. They are requesting no street improvements. Jim Morley was present for this request. They are splitting from one large lot to three small lots. There would be driveways onto Camp Brosend Road. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

PP-24-16

PP-24-16, Country Gal Subdivision, petitioner/owner is Country Gal, LLC by Lisa Friedman-Warren, Owner. It's approximately 2.81 acres located on the north side of Oak Grove Road approximately 500 feet east of the intersection formed by Oak Grove Road and White Chapel Road. It's Boon Township 18-6-8. They are requesting no improvements. Mr. Morley stated that these are two large lots and they would have a drive to access road. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

PP-24-17

Next was PP-24-17, Tremont Subdivision, petitioner/owner Casken, Inc. by Tina Sundys, President. It's approximately 1.26 acres located on the east side of South Plaza Drive zero feet south of the intersection formed by South Plaza Drive and Rose Hill Drive. It's Parcel 1 in Newburgh Plaza South. Ohio Township 34-6-9. They are requesting no road improvements. Jim Morley is the project engineer. It has three existing buildings, parking lots, and drive entrances already on it. They are just splitting the property apart. Only the ground is being split up. Mr. Sherwood said that the

land is already improved and already in lots. Commissioner Dan Saylor made the motion to approve. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

PP-24-18

The last of the Street Plans, PP-24-18, North Warrick Industrial Park No. 6, petitioner Phenix Properties, LLC by Brian Hurst, Manager. The owner is Phenix Properties, LLC by Brian Hurst, Manager, and Warrick County Redevelopment Commission by Steve Roelle, Executive Director. It's approximately 148.44 acres located on the north side of Nobles Chapel Road approximately 1,500 feet east of the intersection formed by Nobles Chapel Road and State Road 57, Lot 11 in North Warrick Industrial Park Section 4 and part of Outlot A in North Warrick Industrial Park Section 1. Greer Township 7 and 18-4-9. They are requesting no street improvements. Jim Morley was also the project engineer on this project. He said that the part of this that really comes into play is along Nobles Chapel Road. This is being expanded and they will put in a private drive to get to their property and an adjoining lot that Warrick County still owns. So, when they do the site plans, they will bring forward a commercial drive permit at that time. But, they are currently seeking no improvements. Commissioner Bob Johnson made the motion to approve. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

(All APC Paperwork is located on File in the Auditor's Office)

**ACTION AGENDA
APPROVAL OF MINUTES
AUGUST 26, 2024**

Minutes for the August 26, 2024 Regular Session meeting were presented to the Commissioners for approval. Commissioner Bob Johnson made the motion to approve the minutes. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

**APPOINTMENT
BOARD OF ZONING APPEALS
SHARI SHERMAN**

Ms. Shari Sherman was presented as an appointment for the BZA. This will be until the end of the year. Commissioner Bob Johnson made the motion to nominate Ms. Sherman. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

**COUNTY ADMINISTRATOR
CONSENT AGENDA**

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

1. Certified Claims dated 09/04/2024 in the amount of \$487,435.84.
2. Payroll Report dated 09/06/2024 in the amount of \$650,123.63.
3. Riser Repair – Environmental Management Consultants, LLC
4. Wellness Trail Use Request – ProRehab Total Joint Trek

President Phillippe asked what the Riser Repair was. Ms. Soberg said there was a broken riser at the old landfill that they had to take care of. Commissioner Dan Saylor made the motion to approve the items on the Consent Agenda. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Certified Claims are located on Pages 8 through 9 of these Official Minutes)

(Payroll is located on Page 9 of these Official Minutes)

(Environmental Management Consultants Agreement is located on File in the Auditor's Office)

**ACQUISITIONS ADMINISTRATOR
SURPLUS DECLARATION OF EMA DISASTER RESPONSE TRAILER AND LIST ON
GOVDEALS AUCTION SITE**

Acquisitions Administrator Sherrie Sievers presented the Surplus Declaration of the EMA Disaster Response Trailer and requested to List on GovDeals Auction Site. This is a 2003, 24-foot disaster response trailer to be declared surplus. It has electric hook up and two AC units. VIN #1247. EMA Director Matt Goebel was also present. EMA would like to sell the Disaster Response Trailer and list it on the GovDeals auction site starting at \$6,000.00. Mr. Goebel would like the money from the sale to go towards a new 24-foot new disaster response trailer. The GovDeals site meets requirements set by the State. Ms. Sievers went over their research and what their trailer has and what it might be worth and presented the information to the Commissioners.

Mr. Goebel said that he had taken this in front of the EMA Advisory Board due to the fact that this was purchased about twenty years ago. The EMA Advisory Board did approve the sale of it. He also talked about the reasons for selling and how the recent disaster brought to light that not everything was up to par. An upgrade to a new trailer using funds from the recent equipment sales would bring everything up to par. There was a brief discussion on a new

trailer and outfitting it. He is also working on grants to help fund. Commissioner Dan Saylor made the motion to declare surplus. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

SURPLUS DECLARATION OF HIGHWAY DEPT LARGE TANK AND SPRAY BAR REMOVED FROM OLD DISTRIBUTOR TRUCK & LIST ON GOVDEALS AUCTION SITE

Ms. Sievers also asked to declare surplus the Highway Departments' Large Tank and Spray Bar Removed from Old Distributor Truck and list on GovDeals Auction Site. It's valued at about \$1,000.00. Ms. Sievers reviewed IC Codes for listing the item and the specifics of the tank. It needs to be declared surplus in order to be listed. Commissioner Dan Saylor made the motion to declare surplus and list. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

FOLLOW-UP ON CIRCUIT COURT OFFICE PROJECT

Ms. Sievers then presented a follow-up to the Commissioners on the Circuit Court Office Project. She, along with the Building Department Commissioner Dennis Lockhart, checked everything out. He confirmed that the proposed wall will not impact anything making any state involvement or engineer unnecessary. It was recommended to put out an RFP for the beginning of next year. Judge Granger did not express any objections on waiting on the project. There was a brief discussion on sending the RFP out now to get on the schedule of contractors. Commissioner Dan Saylor made the motion to put out an RFP now to schedule the work at the beginning of the year. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

REVIEW QUOTES TO REMOVE THE SHELVES, FILE CABINETS, AND BOXES FROM THE PURDUE EXTENSION STORAGE AREA

Next, Ms. Sievers reviewed Quotes to Remove the Shelves, File Cabinets and Boxes from the Purdue Extension Storage Area to prepare for the necessary work in this area. Commissioner Terry Phillippe had asked Ms. Sievers to do this. They will move the items into the old Health Department area. All IC Codes were observed. She asked for quotes on both moving and putting it back. She presented all the quotes she received.

	To Remove	To Return	Total
Premier Furnishing Solutions	\$485.00	\$485.00	\$970.00
Two Men and a Truck	\$990.00 to \$1,338.00	\$990.00 to \$1,338.00	\$1,980.00 to \$2,676.00

Ms. Sievers stated that Premier was the vendor used to move furniture during the flooring project in the Judicial Center. She also went over the funds to pay for the project with County Administrator Heather Soberg and there is money in Other Services which has a balance of \$11,500.00. Commissioner Dan Saylor made the motion to approve Premier. Commissioner Bob Johnson seconded the motion. The motion carried 3-0. President Phillippe asked Ms. Sievers to coordinate with the Extension Office on the project.

(Premier Furnishing Agreement is located on File in the Auditor's Office)

UPDATE ON DOORS FOR THE CRAWLSPACE UNDER THE COURTHOUSE STEPS

President Phillippe asked about the door work being done for under the Courthouse steps. Ms. Sievers said that they are constructing the doors. There was a brief discussion on vents and tuck work. She will see if anything needs to be done.

GRANT DEVELOPMENT DIRECTOR ARPA BALANCES AND PROJECTS

Grants Development Director Debbie Bennett-Stearsman presented all the ARPA balances on a handout to the Commissioners showing everything still available from the different funds. She briefly reviewed them. The total available is \$396,623.88. If everything is approved tonight, there will still be a balance of \$309,624.24. Commissioner Saylor asked if she anticipated any money coming back. She thinks there will be, but if they can come up with an agreement in order to extend the time with the departments that have not yet used the money, it will extend the time and be considered an obligation. Commissioner Johnson said that they had discussed if no funds were spent or came back, they would go to Humane Society. Ms. Bennett-Stearsman said they did, but that was different funding. It was Competitive and there is currently nothing left of the Competitive.

They reviewed some of the projects and where they were at in the process. Commissioner Saylor asked about the Mainstream - Supplies project. Ms. Bennett-Stearsman said that some of it was probably going to come back. They talked about Friedman Park and it's on track. Unsafe Building Program won't happen unless they do an interlocal. Commissioner Saylor also discussed what they can put it towards the Lynnville EMS Station. Ms. Bennett-Stearsman said they need to get with Jeff to figure it out. Commissioner Johnson thinks they need to sit down and go over the list. They continued their discussion about others on the list.

Commissioner Saylor stated that the Lynnville EMS Station was in dire need of repairs and went over who they have met with so far and what they have done. Ms. Sievers came up to discuss where they were at with the Lynnville EMS Station. Right now, they are looking at about \$150,000.00. She is meeting with different businesses and soliciting bids. They are currently under the amount that requires sending out RFP's. She should have all the bids in by next week to review with the Commissioners and Attorney Skinner. Commissioner Saylor thinks Lynnville wants to have a conversation on just adding on to fire department. There was a brief discussion on this.

Ms. Bennett-Stearsman quickly reviewed the Local and Tribal Community Funds. This is a sister to the ARPA funds and used as General Fund money.

WARNING SIRENS

Ms. Bennett-Stearsman went over the Warning Sirens Project and the previous approval of \$200,000.00. This was not really defined, but they wanted to set money aside. Since then, Mounts Electric has been paid for a new siren at the Heilman location and new motor for the siren on Bell Road. There is a balance of \$187,020.63. They would like to do additional work.

EMA Director Matt Goebel went over where the sirens were at when he came into the position and what some of the estimates were. More recently, they had a siren destroyed in the recent storms in Paradise that will cost \$8,900.00 to fix. That will wipe out Communication funds. These ARPA funds would help put in six additional weather sirens and upgrade the systems to track with the National Weather Service to where it goes off in one area in danger but not for another not in danger. President Phillippe was really wanting to see the whole system upgraded. He had a brief discussion with Mr. Goebel and would like to see them replaced. Commissioner Saylor discussed getting a quote for a whole plan to replace. Commissioner Johnson said that it may take four or five phases. The Commissioners decided to table to the September 23rd Commissioner meeting to allow Mr. Goebel to get quotes. Commissioner Bob Johnson made a motion to table. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

UTILITIES FUNDING REQUEST – 4-H

Ms. Bennett-Stearsman said that this Utilities Request was for an old utility bill and asked Attorney Skinner to address. Attorney Skinner said that the City of Boonville came to the 4-H Center Board and the County about some old unpaid utility bills that were never sent out. There were over \$50,000.00 in sewer utility bills unpaid on the property when the 4-H Fairgrounds was added to the sewer system in 2012. A settlement was agreed to, with the City of Boonville, which would pay those utility fees and waive certain other fees and costs and penalties. Between the 4-H Center and the County, there is an agreement to pay \$75,000.00, of which the 4-H has already paid \$10,000.00 of that. The other \$65,000.00 would come out of ARPA. They have been paying fees since 2019. These are old fees that need to be caught up to bring them current. He presented a lease and settlement agreement with the City that says it is resolved and paid in full and any additional fees, penalties, or interest, they are waiving.

Commissioner Bob Johnson asked how many water bills they get out at the fairgrounds. Mr. Jim Williams, President of the 4-H Center Board, said two most of the time and went over the set up. This was started when the sewer line was put in in 2012. The City said they would take care of the tap in and the 4-H Center Board would need to just pay their bill. They continued on up to 2018 which is when they wanted an irrigation meter for the barn area for washing and watering livestock. The City at that time realized they hadn't been paying sewer part since 2012. After that, they got sewer bills and have paid the sewer along with the water. A second meter was put in, but it's not on for a good part of the year. No sewer is paid on the groundwater as it is designated for that only. He also appreciated everyone's effort in getting this taken care of.

President Phillippe asked where the sewer line runs to from the building. Mr. Williams gave the details where the line lays. There was a brief discussion on this. He was also said that he was disappointed in everything and why it wasn't addressed sooner.

Attorney Skinner then stated that the Commissioners need approve the \$65,000.00 out of ARPA to pay for these utilities and approve the President of the Board to sign the settlement agreement. President Phillippe asked what all that would cover. Andrew Skinner went over what was covered in the agreement. President Phillippe also asked about the maintenance of the line. Attorney Skinner said that it was not a part of the agreement and they will continue to discuss an interlocal agreement. Commissioner Bob Johnson made the motion to approve the ARPA funding amount of \$65,000.00 and for the President to sign the agreement. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

(City of Boonville Agreement is located on File in the Auditor's Office)

TRI-CAP GRANT AGREEMENT APPROVAL

The funding of \$2,500.00 was approved for an AED for Tri-Cap in a previous meeting. The County Council has approved the appropriation out of ARPA Interest. Now, the contract needs approved. Commissioner Dan Saylor made the motion. Commissioner Bob Johnson seconded the motion. The motion carried 3-0.

(Tri-Cap Agreement is located on File in the Auditor's Office)

NEWBURGH GIRLS' SOFTBALL LEAGUE REQUEST

Next, Ms. Bennett-Stearsman presented a request by Mike Joust with the Newburgh Girls Softball League for a ARPA funding. They would like to replace the current roofing on the dugouts. Information and pictures were given to the Commissioners for review. They are each 9x29 feet. Funding would cover materials to replace the rooves. They plan to have them installed by a contractor unless they can do it themselves. It's \$2,200.00 per dugout and there are ten dugouts for a total of \$22,000.00. They will replace the current shingle roofing with metal roofing. There was a brief discussion on the roofing. There was also a brief discussion on additional money for supplies to get the dugouts painted as well. Commissioner Saylor said that they are not making the money they used to in the past and has to have tournaments out there every weekend. He thought the additional money would go a long way. Ms. Bennett-Stearsman said if they wanted to take care of the painting it could be done. Commissioner Saylor thought that some of the boards needed replaced as well. Commissioner Johnson asked about giving them \$30,000.00 total to do the

rooves and the repairs. Commissioner Saylor was good with it as long as it was spelled out what the money was to be used for. Ms. Bennett-Stearsman reviewed how it would work. Commissioner Bob Johnson made a motion to approve \$30,000.00 for the dugouts. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

**COUNTY ATTORNEY
AMENDMENT TO HEALTH DEPARTMENT INDEPENDENT CONTRACTOR
AGREEMENT WITH DR. JAMES HEINRICH**

County Attorney Andrew Skinner presented an amended Health Department Independent Contractor Agreement with Warrick County Health Officer Dr. James Heinrich. This amendment cleaned up the wording and brought it into compliance with statutes that are applicable to Health Officers being different than most Independent Contractors. Whereas most Independent Contractors can't obligate the County, they can, but only as is permitted by State Statutes, regulations, and local ordinances pertaining to the Health Officers. Commissioner Bob Johnson made the motion to approve the amended contract. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

(Dr. Heinrich Agreement Amendment is located on File in the Auditor's Office)

**HEALTH DEPARTMENT INDEPENDENT CONTRACTOR AGREEMENT
BETH KROFT**

Attorney Skinner presented an Independent Contractor Agreement with Beth Croft for the Health Department. She did training for development planning with the Health Board members. Attorney Skinner reviewed some of the training. It was billed at \$100.00 an hour. This is for the consulting and most of it has already taken place and had been agreed to by consensus. Now, they need to enter into the contract officially. Commissioner Bob Johnson made a motion to approve. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

(Beth Kroft Agreement is located on File in the Auditor's Office)

ORDINANCE ESTABLISHING SEPTIC SYSTEM REGULATIONS AND FEES

Attorney Skinner stated that this is still being worked on and asked for it to be tabled. They need to get State approval before officially approving it. Commissioner Bob Johnson made the motion to table. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.

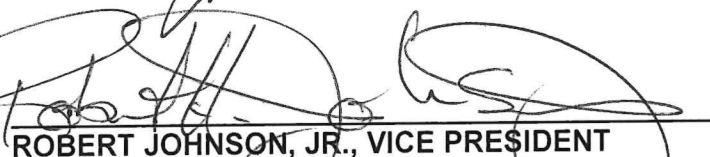
ADJOURNMENT

The next Warrick County Commissioners' meeting will be held on Monday, September 23, 2023 in the Commissioners' meeting room at 4:00 PM. Commissioner Bob Johnson made the motion to adjourn. Commissioner Dan Saylor seconded the motion. The motion carried 3-0.


Meeting adjourned at 5:17 P.M.

WARRICK COUNTY BOARD OF COMMISSIONERS


TERRY PHILLIPPE, PRESIDENT


ROBERT JOHNSON, JR., VICE PRESIDENT


DAN SAYLOR, MEMBER

ATTEST: 
MICHAEL J. DIETSCH, AUDITOR
WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2024- 12

AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS DEFINED OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA, as follows to wit:

Section 1. That ARTICLE II DEFINITIONS SECTION 2 be amended to read as follows:

HOME OCCUPATION

Any non-residential occupation or activity conducted within a dwelling or accessory structure located on the same parcel, and in which the person in charge of conducting said activity is an occupant of such dwelling. The use is incidental and secondary to the dwelling structure which occupies not over twenty-five (25) percent of the first floor of such dwelling, or accessory structure in which it occupies. It does not change the character thereof and where there is no display of goods, outside storage of goods or equipment and which does not involve the sale of goods, equipment or commodity on the premises.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of County Commissioners for Warrick County, State of Indiana.

Approved this 9 day of Sept., 2024.

Terry Philippe, President
Robert Johnson, Member
Dan Saylor, Member

ATTEST:
Mike Dietsch, Auditor

Public Hearing held by Area Plan Commission August 12, 2024.

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2024-13
PLAN COMMISSION DOCKET # PC-R-24-06

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 M-2, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the West Half of the East Half of the Northeast Quarter of Section 19, Part of the West Half of the Northeast Quarter of Section 19, Part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 18, and Part of the Southwest Quarter of the Southeast Quarter of Section 18, all in Township 6 South, Range 8 West, Ohio Civil Township, Warrick County Indiana, being more particularly described as follows:

Commencing at the Northwest Corner of the West Half of the Northwest Quarter of said Section 19, thence along the north line of said Quarter Quarter, South 88 degrees 47 minutes 48 seconds East 900.34 feet to the POINT OF BEGINNING, thence North 01 degrees 12 minutes 12 seconds East 30.00 feet to the south right-of-way line of Oak Grove Road; thence running along said south right-of-way line, South 88 degrees 47 minutes 48 seconds East 566.00 feet to the northwest corner of Cadbury Phases Section 2, as per plat thereof recorded in Document Number 2024R-004293, in the Office of the Recorder of Warrick County; thence along the west line of said Plat, South 01 degrees 12 minutes 12 seconds West 435.00 feet; thence North 88 degrees 47 minutes 48 seconds West 104.03 feet to a point of curvature of a curve to the left having a radius of 525.00 feet and a delta angle of 23 degrees 48 minutes 26 seconds from which the long chord bears South 79 degrees 17 minutes 59 seconds West 216.58 feet; thence along the arc of said curve 218.15 feet to a point of intersection with a non-tangential line; thence North 22 degrees 36 minutes 15 seconds West 50.00 feet; thence North 32 degrees 42 minutes 36 seconds West 411.99 feet; thence North 01 degrees 12 minutes 12 seconds East 62.03 feet to the point of beginning, containing 210,209 square feet (4.83 acres) more or less.

J:\10000\10600-1089\10816\Oliver Place PUD\Surveying 3D\Documents\Rezoning Docs\10816-6 Rezons Ordinance to PUD w/R-1.doc

Which real estate is now zoned and classified as part of the M-2 District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall and the same is hereby rezoned and reclassified from said M-2 District to said PUD w/R-1 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
Date Approved 9-9-24

President
Robert Johnson, Member
Dan Saylor, Member
BOARD OF COMMISSIONERS OF 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.

Eric L. Obermeier
Signature

Eric L. Obermeier
Printed Name

This document prepared by Eric L. Obermeier of Morley.

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WARRICK COUNTY CLAIMS FOR PAYMENT
COMMISSIONER'S MEETING - 09-09-2024


Effective Date	Payee Name 1	Fund	Fund Desc	Acct	Acct Desc	Loc	Loc Desc	Amount	Check
8/22/2024	AT&T Mobility	4901	Wccc Program Income	32410	Cell Phones	0000	No Department	167.00	032148
8/22/2024	AT&T Mobility	1000	General	32410	Cell Phones	0000	County Sheriff	812.78	032140
8/22/2024	AT&T Mobility	1000	General	32410	Cell Phones	0000	County Sheriff	114.58	032150
8/22/2024	Duke Energy	4900	Warrick Redevelopment Comm	37400	Industrial Park Electric	0000	No Department	13.85	032151
8/22/2024	DUBAN, RUBEN	4901	Wccc Program Income	30000	Exp-Prod Inc	0000	No Department	1.00	032152
8/22/2024	Evansville Waterworks Dept	1112	LIT Economic Development	33000	Utilities	0000	No Department	58.74	032153
8/22/2024	First Bankcard	1000	General	10200	Other Services & Chrg	0068	County Commissioners	74.95	032154
8/22/2024	First Bankcard	1000	General	31400	Contract Services	0068	County Commissioners	342.80	032154
8/22/2024	First Bankcard	1000	General	31400	Contract Services	0068	County Commissioners	9.99	032154
8/22/2024	First Bankcard	1000	General	30200	Other Services & Chrg	0068	County Commissioners	842.24	032154
8/22/2024	First Bankcard	1000	General	10200	Other Services & Chrg	0068	County Commissioners	266.01	032154
8/22/2024	First Bankcard	1000	General	31300	Legal Notices	0068	County Commissioners	15.00	032154
8/22/2024	First Bankcard	4921	DDJDC Program Income	31201	Operating Expenses	0000	No Department	10.58	032154
8/22/2024	First Bankcard	1129	Health And Registration	22300	Travel Expense	0000	No Department	85.00	032154
8/22/2024	First Bankcard	1159	Health	22300	Travel Expense	0000	No Department	107.00	032154
8/22/2024	First Bankcard	1000	General	18001	Unappropriated Exp	0000	No Department	299.00	032154
8/22/2024	First Bankcard	1000	General	18001	Unappropriated Exp	0000	No Department	150.00	032155
8/22/2024	Hilton Fort Wayne	1000	General	58001	Unappropriated Exp	0000	No Department	280.57	032156
8/22/2024	Hilton Fort Wayne	1217	County Elected Officials Train	35132	Assessor Training Expense	0000	No Department	567.00	032157
8/22/2024	IN CRIMINAL JUSTICE ASSOC.	8203	WC Community Corrections Even	35100	Training/Travel	0000	No Department	350.00	032158
8/22/2024	Indiana American Water	1112	LIT Economic Development	45010	Friedman Park	0000	No Department	120.52	032159
8/22/2024	KFC, HICKLY	1000	General	38001	Unappropriated Exp	0000	No Department	63.25	032159
8/22/2024	Neopost Postage On Call	1000	General	22400	Postage	0202	Superior Court #2	1540.00	032161
8/22/2024	REEDMAN, SARAH	1217	County Elected Officials Train	35132	Assessor Training Expense	0000	No Department	150.00	032162
8/22/2024	RICKENBAUGH, LYNN	1000	General	32400	Communication	0000	No Department	290.00	032163
8/22/2024	Union Mutual	4901	Wccc Program Income	32400	Communication	0000	No Department	114.84	032164
8/22/2024	Warrick County Treasurer	1123	Community Transition Program	53000	Transfer of Funds	0000	No Department	775.00	032165
8/22/2024	Warrick County Treasurer	4901	Wccc Program Income	39900	Drug & Alcohol Testing	0000	No Department	24.36	032166
8/22/2024	Warrick County Treasurer	1117	LIT Economic Development	22100	Gas, Oil, Lubricants	0302	Emergency Services	103.13	032166
8/22/2024	AT&T Mobility	1000	General	31800	Contract Services	0302	Emergency Services	31.24	032168
8/22/2024	AT&T Mobility	1152	Emergency Plan/Right To Know	23400	Computer Supplies	0000	No Department	73.00	032168
8/22/2024	AT&T Mobility	1170	LIT PUBLIC SAFETY COUNTY SHARE	21100	General Supplies	0000	County Commissioners	68.88	032168
8/22/2024	AT&T Mobility	1170	LIT PUBLIC SAFETY COUNTY SHARE	44500	Equipment - Other	0000	No Department	299.96	032168
8/22/2024	AT&T Mobility	6337	IMMUNIZATION FOR CHLDRE 22 24	59000	Grants/fees	0000	No Department	9378.53	032169
8/22/2024	Indiana Dept. Of Health	2502	Law Enforcement Cont Ed	35000	Continuing Education	0000	No Department	563.00	032170
8/22/2024	Indiana State Police Trng Fund	1219	Park & Recreation	32400	Communication	0000	No Department	88.55	032171
8/26/2024	Bonville Utilities	1219	Park & Recreation	31421	Contract Services - Wk	0000	No Department	5210.68	032172
8/26/2024	Conner, Michael R	1000	General	38001	Unappropriated Exp	0000	No Department	74.48	032173
8/26/2024	Pepsi	3051	Juvenile Prob-Court	32500	Travel Expense	0000	No Department	255.00	032174
8/26/2024	Sam's Club/groch	1215	Park & Recreation	22105	Concession Supplies	0000	No Department	495.74	032175
8/26/2024	Sam's Club/groch	1219	Park & Recreation	22105	Concession Supplies	0000	No Department	496.82	032175
8/26/2024	Sam's Club/groch	1219	Park & Recreation	22105	Concession Supplies	0000	No Department	345.90	032175
8/26/2024	Sam's Club/groch	1219	Park & Recreation	22105	Concession Supplies	0000	No Department	1084.24	032176
8/26/2024	Warrick County Treasurer	1159	Health	32400	Communication	0000	No Department	392.96	032177
8/26/2024	HELMAN, TABITHA	1000	General	32300	Travel Expense	0003	County Treasurer	16.00	032178
8/26/2024	Warrick County Treasurer	1197	Storm Water Management Oper	22100	Gas, Oil, Lubricants	0000	No Department	237.64	032179
8/26/2024	Warrick County Treasurer	1197	Storm Water Management Oper	22100	Gas, Oil, Lubricants	0000	No Department	150.72	032188
8/26/2024	U.S. Bank	1112	LIT Economic Development	45030	FF Event Center Operating Builg	0000	No Department	64.55	032189
8/26/2024	DAVVILLE ON-SITE SERVICES LLC	1136	Cumulative Capital Development	36400	Equip Maint	0000	No Department	441.79	032190
9/10/2024	McKesson Medical-Surgical Inc	1000	General	31111	Equipment	0000	County Commissioners	804.04	032191
9/10/2024	Rushmore Supply Co Inc	1000	General	10200	Other Services & Chrg	0068	County Commissioners	132.91	032192
9/10/2024	Southern Business Machines, IN	1000	General	10300	Other Services & Chrg	0068	County Commissioners	23.03	032193
9/10/2024	The Sturwin Williams Company	1000	General	21100	General Supplies	0202	Superior Court #2	85.98	032193
9/10/2024	Warrick Humana Society	1000	General	30200	Other Services & Chrg	0068	County Commissioners	102.80	032193
9/10/2024	Warrick Humana Society	1000	General	30200	Other Services & Chrg	0068	County Commissioners	185.00	032193
9/10/2024	ASCENSION ST VINCENT WARRICK	1000	General	22000	Physical & Medical	0380	Jail	524.43	032195
9/10/2024	Bonville Lawn And Gardens Inc.	1219	Park & Recreation	23210	Maintenance Supplies	0000	No Department	60.28	032197
9/10/2024	Byers Htg & Air	1219	Park & Recreation	36250	Bldg Maint	0000	No Department	317.74	032198
9/10/2024	Byers Htg & Air	1219	Park & Recreation	36250	Bldg Maint	0000	No Department	493.90	032198
9/10/2024	ES&A Claim Repayments	1000	General	32000	Physical & Medical	0460	Jail	91.72	032199
9/10/2024	Mercedes Medical	4921	DDJDC Program Income	31201	Operating Expenses	0000	No Department	9276.00	032200
9/10/2024	NMSS Labs	1000	General	32300	Lab & Toxicology Fees	0000	County Coroner	207.60	032201
9/10/2024	NMSS Labs	1000	General	32300	Lab & Toxicology Fees	0007	County Coroner	211.00	032201
9/10/2024	OCV, LLC	4910	Sheriff Community Service	31111	Expense	0000	No Department	9590.30	032202

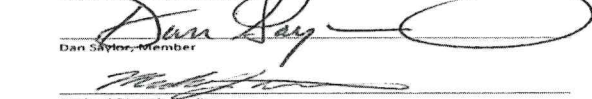
9/10/2024	Office 360	1000	General	31201	Operating Expenses	0271	PUBLIC DEFENDER	28.42	913466
9/10/2024	Office 360	1000	General	41201	Operating Expenses	0271	PUBLIC DEFENDER	20.64	913466
9/10/2024	Pineha Shredding/Recycling In	1000	General	30200	Other Services & Chrg	0068	County Commissioners	112.00	913467
9/10/2024	PRIMO WATER	1000	General	21100	General Supplies	0202	Superior Court #2	42.41	913468
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	40.10	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	6.69	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	91.65	913469
9/15/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	22.44	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	160.73	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	60.10	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	18.89	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	9.02	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	10.55	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	143.74	913469
9/10/2024	QUALITY AUTOMOTIVE	1169	Local Road & Street	36300	Repairs	0000	No Department	472.46	913469
9/10/2024	Truck's American Home & Hydrant	1169	Local Road & Street	36300	Repairs	0000	No Department	60.34	913470
9/10/2024	Warrick Publishing Co	1000	General	31300	Legal Notices	0068	County Commissioners	29.88	913471
9/10/2024	Warrick Publishing Co	1000	General	31300	Legal Notices	0068	County Commissioners	43.05	913471

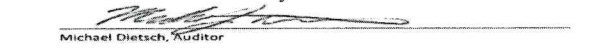
\$ 487,435.84

I hereby certify that each of the above listed vouchers and the invoices, or the bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6, September 9, 2024. IC 5-11-10-2 permits the governing body to sign the accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing. We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, in the total amount of \$487,435.84. Dated this 9th day of September, 2024. Michael Dietsch, Auditor of Warrick County


Terry Phillips, President


Bob Johnson, Vice President


Dan Sayre, Member

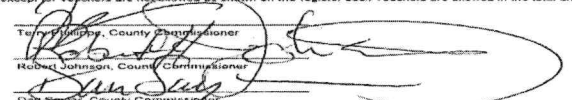

Michael Dietsch, Auditor

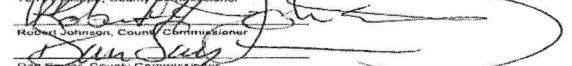
ACCOUNTS PAYABLE VOUCHER REGISTER						
WARRICK COUNTY, INDIANA Governmental Unit						
Friday, September 6th, 2024						
Filed	Name of Claimant	Department	Amount of Voucher	Amount Allowed	Warrants	Certified
	CLERK	1000-0001	\$ 23,903.39			
	AUDITOR	1000-0002	\$ 21,406.43			
	TREASURER	1000-0003	\$ 6,585.40			
	RECORDER	1000-0004	\$ 7,532.39			
	SHERIFF	1000-0005	\$ 110,336.90			
	SURVEYOR	1000-0006	\$ 4,876.83			
	CORONER	1000-0007	\$ 4,618.17			
	ASSESSOR	1000-0008	\$ 14,666.80			
	PROSECUTING ATTORNEY	1000-0009	\$ 22,329.70			
	EXTENSION OFFICE	1000-0011	\$ 3,224.20			
	VETERAN'S AFFAIRS	1000-0012	\$ 3,202.12			
	COUNTY COUNCIL	1000-0081	\$ 6,919.42			
	COMMISSIONERS	1000-0088	\$ 20,395.49			
	AREA PLAN COMMISSION	1000-0079	\$ 9,661.72			
	COURT HOUSE	1000-0162	\$ 9,987.89			
	SUPERIOR COURT #1	1000-0201	\$ 17,044.26			
	SUPERIOR COURT #2	1000-0202	\$ 11,207.38			
	CIRCUIT COURT	1000-0203	\$ 16,177.84			
	PUBLIC DEFENDER	1000-0271	\$ 19,319.89			
	EMERGENCY MANAGEMENT	1000-0302	\$ 8,850.23			
	CENTRAL DISPATCH	1000-0303	\$ 25,409.98			
	JAIL	1000-0380	\$ 41,601.95			
	CHILD SUPPORT	1000-0560	\$ 4,070.27			
	ECONOMIC DEVELOPMENT	1112	\$ 19,143.55			
	CUM BRIDGE	1135	\$ 6,191.36			
	CUMULATIVE DRAIN	1141	\$ 2,126.47			
	HEALTH DEPT.	1159	\$ 6,358.66			
	Local Public Health	1161	\$ 10,170.11			
	PUBLIC SAFETY LIT	1170	\$ 52,317.26			
	HIGHWAY DEPT.	1173	\$ 3,577.09			
	MISDEMEANANT	1175	\$ 1,809.58			
		1176-0530	\$ 10,777.17			
		1176-0531	\$ 48,400.67			
		1176-0533	\$ 5,070.00			
	HIGHWAY DEPT.	1176-0904	\$ 8,843.18			
	RECORDER PERPETUATION	1188	\$ 3,057.07			
	STORMWATER MANAGEMENT	1197	\$ 15,486.02			
	GAL. CIRCUIT COURT	1211	\$ 384.62			
	ELECTION	1215	\$ 1,650.92			
	PARKS DEPT.	1219	\$ 16,405.13			
	PROPERTY REASSESSMENT	1224	\$ 6,602.84			
	SUPERIOR #1/CIRCUIT PROBATION	2000	\$ 961.54			
	PRETRIAL DIVERSION	2504	\$ 1,773.50			
	BUILDING COMMISSION	4908	\$ 4,964.90			
	DDDC PROG INCOME	4921	\$ 2,512.24			
	VOCA	8075	\$ 2,156.46			
	CHILD SUPPORT/PROSECUTOR	8695	\$			
	COMMUNITY CORRECTIONS	9203	\$ 5,553.56			
		Total	\$ 650,123.63			


I hereby certify that each of the above listed vouchers and the invoices, or bills attached as indicated in the Certified column hereto, are true and correct and I have audited the same in accordance. Claims without supporting documentation cannot be certified as true and correct.

Friday, September 6th, 2024 Michael Dietsch, Fiscal Officer

ALLOWANCE OF VOUCHERS IC 5-11-10-3 permits the governing body to sign the accounts payable voucher register, consisting of one (1) page, and except for vouchers not allowed as shown on the register such vouchers are allowed in the total amount of: \$ 650,123.63


Terry Phillips, County Commissioner


Bob Johnson, County Commissioner


Dan Sayre, County Commissioner