WARRICK COUNTY BOARD OF COMMISSIONERS MEETING

REGULAR SESSION
COMMISSIONERS MEETING ROOM
107 W. Locust Street, Suite 303
Boonville, Indiana
October 27, 2025
4:00 P.M.

The Warrick County Commissioners met in regular session with Sarah Seaton, President; and Stacey Franz, Vice President. Commissioner Terry Phillippe was not present for this meeting.

Attorney Cliff Whitehead and Administrator Debbie Bennett-Stearsman were in attendance.

Auditor Michael Dietsch attended and recorded the minutes.

Commissioner Meetings can be viewed via YouTube: Warrick County, Indiana Government

President Sarah Seaton called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE

REQUEST FOR EXTENSION OF SURETY HILLSIDE MEADOWS

Area Plan Director Molly Barnhill presented a Request for Extension of Surety for SPM Development, INC by Phillip Reinbrecht, President. The County is holding two letters of credit in the amount of \$8,288.50 for sidewalk and drainage construction. SPM is requesting a one-year extension at the same dollar amount. They have had five (5) years. The letter of credit expires November 20, 2025. Both the County Engineer and Surveyor signed off on the dollar amounts and recommended approval. Commissioner Stacey Franz made the motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

VILLAS AT OAK GROVE PUD

Next were the Villas at Oak Grove PUD, 2400 Green River Investments LLC, by Chris Combs. The County is holding \$52,515.00 in a letter of credit, \$20,010.00 for street and drainage construction. The company is requesting a one-year extension at the same dollar amount. They have had the letter of credit for four (4) years. The letter of credit expires December 8, 2025. Both the County Engineer and Surveyor signed off on the dollar amounts and recommended approval. Commissioner Stacey Franz made the motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

REQUEST FOR REDUCTION OF SURETY BELLEVUE SECTION 3

There was a Request for the Reduction of Surety for Bellevue Section 3, CD Real Estate Development, INC by Chris Combs. The County is holding \$13,282.50 for street, sidewalk, and drainage construction. The company is requesting a modification from the Subdivision Control Ordinance to allow a one-year extension with a reduction to \$11,962.50. They have had the letter of credit for four (4) years. The letter of credit expires December, 12, 2025. Both the County Engineer and Surveyor signed off on the dollar amounts and recommended approval. Commissioner Stacey Franz made the motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

REQUEST FOR RELEASE OF SURETY HIGH POINTE VILLAGE PUD PHASE 1

Ms. Barnhill presented all the Requests for the Release of Surety. First was High Pointe Village PUD, Phase 1, High Pointe Homes LLC, by Roy Paxton, Member. The County is holding \$14,300.00 for street and drainage construction. They have had the letter of credit for three and a half years. The letter of credit expires July 21, 2026. Both the County Engineer and Surveyor signed off on the dollar amounts and recommended approval of release. Commissioner Stacey Franz made the motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

HIGH POINT VILLAGE PUD PHASE 2

The second was for High Pointe Village PUD Phase 2, High Pointe Homes LLC, by Roy Paxton, Member. The County is holding \$3,850.00 for drainage construction. They have had the letter of credit for three and a half years. The letter of credit expires July 21, 2026. Both the County Engineer and Surveyor signed off on the dollar amounts and recommended release. Commissioner Stacey Franz made the motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

LEXINGTON ESTATES - LEXINGTON SUBDIVISION PRUD

Next was Lexington Estates, First Federal Savings Bank, by Michael Head, President/CEO. The County is holding two (2) letters of credit in the amount of \$13,228.99 for street and drainage construction. They have had the letter of credit for eight (8) years. The letter of credit expires November 17, 2025.

Also presented was Lexington Subdivision PRUD, First Federal Savings Bank, by Michael Head, President/CEO was presented. The County is holding two (2) letters of credit in the amount of \$7,925.00 for street and drainage construction. They have had a letter of credit for nineteen (19) years. The letter of credit expires December 3, 2025.

Mr. Jordan Aigner was present. There was Board discussion with Mr. Aigner of the different issues going on with Lexington Estates and Subdivision. Ms. Barnhill wants this to come back to the Board. After additional discussion, Commissioner Stacey Franz made a motion to approve Lexington Estates subject to Surveyor's list for completion be done and bringing it back to the November 10, 2025 Commissioner's meeting and that Lexington Subdivision PRUD be addressed to the Drainage Board and the Commissioners by November 24, 2025. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

LEXINGTON VILLAGE II PUD

Lexington Village II PUD, First Federal Savings Bank, by Michael Head, President/CEO was also presented. They County is holding \$690.00 for street construction. They have had a letter of credit for eight (8) years. The letter of credit expires November 17, 2025. Both the County Engineer and Surveyor have signed off on the release. Commissioner Stacey Franz made a motion to release the surety. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

REPLAT OF LOT 76 LEXINGTON ESTATES SUBDIVISION

Last extension was a Replat of Lot 76 Lexington Estates Subdivision, First Federal Savings Bank, by Michael Head, President/CEO. The County is holding a letter of credit in the amount of \$5,000.00 for street and drainage construction. They have had seven and a half (7.5) years. The letter of credit expires March 27, 2026. The Commissioners were told there was also a street acceptance to go with this for St. Clare at 339.00 lineal feet. Mr. Howard recommended the approval of both. Commissioner Stacey Franz made a motion to approve the replat and street acceptance. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

REZONING PC-R-25-10 ORDINANCE 2025-18

Ms. Barnhill presented a rezoning for PC-R-25-10, petitioner and owner is Ronald L. and Brenda G. Byrley. It's to rezone approximately 1.084 acres located on the east side of Maurer Road approximately 450 feet north of the intersection of Degonia Road and Maurer Road from C-4, General Commercial to A, Agricultural, Skelton Township, 28-5-7. The complete legal is on file. It was advertised in the Standard on October 2, 2025. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Ordinance 2025-18 is located on Page 7 of these Official Minutes)

ITEMS FOR DISCUSSION LABOR DAY ASSOCIATION PROPOSAL (TABLED 10-6-25)

County Administrator Debbie Bennett-Stearsman said at the last meeting the Commissioners agreed to honor any agreements made with the Labor Day Association for the 2025 Celebration if it was found in the minutes and to go to Council for funding if it was found. Ms. Bennett-Stearsman said that she did not find anything in the minutes nor any paperwork for an agreement. They also needed to look at the proposal for 2026.

Mr. Jared Skelton with the Labor Day Association was present. He went over their bid process and selection for the celebration. He also touched on some of the issues they have also had in the past. When there was discussion last year, it was a different set of Commissioners that was spoken to, and he was not sure why there was a breakdown in the communications.

Commissioner Seaton said that they need to make the agreements going forward more official. There is no paperwork or minutes to the agreement. They need to have paperwork for payments to be made. The County Attorney said that they are trying to have proper documentation instead of agreements made outside of meetings. He reviewed some of the things that would need to be done and brought to a meeting for approval.

Commissioner Seaton said they want to support this, but they are being asked to pay something they don't have records for. There was continued discussion.

Ms. Bennett-Stearsman asked about the current proposal for 2026, to be submitted for next year, if they commit to an amount and the bid is not accepted, if the County still owes that money. Mr. Skelton said that they didn't. She also asked if some sort of contract would be put together for the county. Mr. Skelton said that he can do that.

Attorney Whitehead also went over what would be necessary as far as paperwork and for accounting purposes. Commissioner Seaton stressed that they are just trying to keep from having issues like this in the future.

Ms. Bennett-Stearsman asked if Mr. Skelton can get paperwork from the Association President from last year. He said that he would get with him. The Commissioners again stressed that they could not pay something possibly discussed last year with no documentation.

Ms. Bennett-Stearsman asked the Commissioners if they wished to take action on the proposal for 2026. Mr. Skelton said that \$2,675.00 is the 1/3 being asked. They could also choose to take care of trash and EMS. There was then discussion of a total amounts and coverage. Commissioner Seaton asked about committing \$5,000.00 to cover costs for 2026. Commissioner Stacey Franz made the motion to set aside \$5,000.00 for the 2026 Labor Day Celebration bid. Commissioner Seaton seconded the motion. The motion carried 2-0.

APC APPOINTMENT

The term for the Commissioners' appointment of Terry Dayvolt to the BZA Board is up. The term will be for another four years. Commissioner Franz said that she spoke with Mr. Dayvolt who said he enjoys serving and is willing to serve another term. Commissioner Stacey Franz make a motion to appoint Terry Dayvolt to the BZA Board. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

HEALTH DEPARTMENT

Dr. Kahre and Administrator April Hicks was present. They gave several updates.

- Social Media Policy This has been drafted and is with the attorney. They hope to bring before the Commissioners for approval soon. Commissioner Franz said that she is in favor of this, but she would like to see it also go before HR.
- IDOH Div. of Family Health Data and Fatality Prevention Grant They are applying for this grant. It is due this coming Saturday. It is for \$10,000.00. They will do their car seat program and sleep safe program through this. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.
- STI Contract Implementation/Vanderburgh This has been fully executed. They have had their first meeting with them as well. Testing will start soon, however, they want to work on taking this back over in the future. To do this, they do need to have a separate bathroom put in. A bid process would need to be done. There is other remodeling that needs to be done as well, and they need to have a panic button installed. Ms. Bennett-Stearsman said that a preliminary diagram was done a couple years ago that they still have. The money was going to be used out of an old bond. Ms. Sievers also spoke to the project and about putting out an RFP. There was discussion on the previous plan and some of the changes from that plan. Commissioner Stacey Franz made a motion to get bids for this to be done. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

There was also discussion on the panic button. Ms. Sievers said they have the contract with Five-Star and she will contact them about adding buttons for the Health Department.

- Community Baby Shower They are having a community baby shower. Dr. Kahre went over what they would be doing and every one that will be involved.
- Cancer Screening They are working to do this with St. Vincent on November 8, 2025.
- Community Paramedic This is a position they would like to fund. They reviewed the work the person would do in the community and training they would provide including home visits. Ms. Bennett-Stearsman said that they need to talk to the Council Administrator even though this is something that wouldn't be funded by the County.
- Contracted Administrator Dr. Kahre also went over the services of Ms. Julie Shade. Ms. Shade is slowly backing off of the time she is working for the County and is at about ten hours a week. She will still be helping with the budget and the NHIMS program that they are getting ready to start. They think they will only use her another six months, but the hours she works will be reduced. Ms. Shade also spoke and reviewed some of the things she is still working on. She also touched on the funding for the Community Paramedic and that it would be more of a contracted position from grant funds than a county employee position.
- Purdue Extension Interlocal This was for the Dining with Diabetes. They can't find the fully executed contract. There was a brief discussion. They will have the attorney check on it and then bring it before Commissioners to sign.
- Warrick County NHIMS Program/Software The Health Department had representatives from Parish Consulting present. They are getting close to implementing programming, hopefully, in December. This would be all the permitting for septic, food, pool, as well as vital records. Representative Kyle Wallace went over how it would work and touched on the public access aspect. They also went over the final estimate costs. The total cost is right under \$26,000.00. This includes implementation, conversion, and housing. There is also a monthly upkeep of \$1,020.42. They would like contract approval from the Commissioners. There was a brief discussion. Attorney Whitehead said he had not seen a contract. Commissioner Stacey Franz made a motion to approve contingent on a contract and attorney review. Commissioners Sarah Seaton seconded the motion. The motion carried 2-0.

(Health Department Contracts are located on File in the Auditor's Office)

ACTION AGENDA APPROVAL OF MINUTES OCTOBER 15, 2025

Minutes for the October 15, 2025 Regular Session meeting were presented to the Commissioners for approval. Commissioner Stacey Franz made the motion to approve the minutes. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

APPROVAL OF BIEBER - SCALES LAKE SHELTER HOUSE AGREEMENT

Attorney Whitehead presented the Bieber Shelter House Agreement and said it would take care of the lingering issues with the settlement made with Bieber to which they have agreed. The County is not having to pay any additional costs. Commissioner Stacey Franz made a motion to approve the agreement. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

APPROVAL OF U.S. DIGITAL CONTRACT

Scott Foreman, Ohio Township Fire Chief, was present. It is for a contract with U.S. Digital Systems for their system that will be used by dispatch to alert firefighters. He gave a brief review of how the software works, the services provided, and the quote. He believed that E911 could cover these fees as the service will be utilized by the entire County Emergency Services. Ms. Bennett-Stearsman briefly discussed E911 funding and possibly going to Council. Commissioner Stacey Franz made a motion to approve the contract contingent upon attorney review and approval of the contract and Council funding. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(U.S. Digital Contract is located on File in the Auditor's Office)

COUNTY ADMINISTRATOR PAYROLL VOUCHER 22

Payroll Voucher 22 in the amount of \$689,119.98 was presented. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded to motion. The motion carried 2-0.

(Payroll Voucher 22 is located on Page 8 of these Official Minutes)

AP VOUCHER OCTOBER 27, 2025

Claims in the amount of \$1,284,090.90 were presented. Attorney Whitehead stated that there were four items that, under Indiana law, don't go before the Commissioners that needed to be removed. The items were reflected on the voucher. Commissioner Stacey Franz made a motion to approve with removal of the four items under Legal Services. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

AP VOUCHER – UNCERTIFIED A NON-CERTIFIED

A Non-Certified Claim was presented to the Commissioners. This was payment to a County employee for jury duty. Policy states that employees receive their regular pay while on jury duty and do not get additional jury pay. Commissioner Sarah Seaton made a motion to deny the claim. Commissioner Stacey Franz seconded the motion. The motion to deny carried 2-0.

APPROVAL OF PAY ESTIMATE 27 FOR NEW SECURITY CENTER

Ms. Bennett-Stearsman presented Pay Estimate 27 for the Security Center in the amount of \$15,972.46. There was a brief discussion on which contract this was concerning NetSavvy. Ms. Bennett-Stearsman said this is for the jail and paid out of the bond money and not with the Commissioners. Commissioner Stacey Franz made a motion to approve payment. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Pay Estimate 27 is located on File in the Auditor's Office)

APPROVAL OF OPIOID GRANTS STUDIO BEE

Ms. Bennett-Stearsman presented Opioid Grant Applications. The Studio Bee request is in the amount of \$25,000.00. Studio Bee holds events for youth in the community. They also provide supplies for at risk kids. Ms. Bennett-Stearsman reviewed what they will be using the money for and all paperwork. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 3-0.

MEN & LADIES OF HONOR

Ms. Bennett-Stearsman said this is a thirty (30) week character and leadership program to help youth in middle and high school make healthy and drug free choices. She went over their five areas of the program and their budget. Commissioner Franz said this is a really good program and she is a part of it. She said she would need to abstain from the vote. Attorney Whitehead said that if there were no time constraints, it could be tabled to the next meeting. Ms. Bennett-Stearsman said that there weren't.

SHERIFF'S OFFICE

The Sheriff's Office is requesting \$12,000.00 to purchase a new K-9 unit and help support the other K-9 Units. Ms. Bennett-Stearsman reviewed the proposal. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

APPROVAL OF OPIOID CONTRACT SAFE HAVEN RECOVERY ENGAGEMENT CENTER WARRICK COUNTY RECOVERS ELBERFELD VOLUNTEER FIRE DEPARTMENT

Ms. Bennett-Stearsman presented the contracts from the approved Opioid applications from the last meeting. The contracts were Safe Haven Recovery Engagement Center, \$25,000.00; Warrick County Recovers, \$25,000.00; and Elberfeld Fire Department, \$16,000.00. Commissioner Stacey Franz made a motion to approve all three. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Opioid Grants are located on File in the Auditor's Office)

APPROVAL FOR ANIMAL CONTROL DONATIONS

Ms. Bennett-Stearsman presented donations for Animal Control in a total amount of \$380.00. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

CASTLE MARCHING BAND ROAD CLOSURE REQUEST

Mr. Todd Glass with the Castle Band Boosters was present. The request is to close part of Warrick Wellness Trail between Grimm and Epworth Roads for about fifteen minutes. This is a sendoff for the band which is headed to the State finals. They do get it done safely and as quickly as possible. County Engineer Howard and Sheriff Wilder were both good with the closure. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

VOLUNTARY COMMITMENT LETTER FOR INDOT

Voluntary Commitment Letter for INDOT was presented by Ms. Bennett-Stearsman. This is done as part of the submission of the transition plan, the ADA Plan, which they are in the process of getting done. Ms. Bennett-Stearsman gave a brief review of the process. The letter has to be submitted by Friday. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

ACQUISITIONS ADMINISTRATOR RECOMMENDATION FOR COUNTY FUEL CONTRACT

Acquisitions Administrator Sherri Sievers presented the recommendation for the County Fuel Contract. The Committee of herself, Engineer Bobby Howard, and Sheriff Mike Wilder have reviewed all the bids that were presented at the last Commissioner's meeting. After thorough evaluation of all the bids, it was evident that the most competitive bid was from Synenergy Partners. All tanks that the County has will be integrated into the new fueling process. They can also lock in as many gallons as they wish. There are also nine tanks owned by Wabash Valley, the current vendor, that will be replaced by Synenergy. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0. The contract will go into effect January 1, 2025.

(Synenergy Contract is located on File in the Auditor's Office)

RATIFY CONTRACTS SMITH & BUTTERFIELD – SUPERIOR COURT #1

Ms. Sievers presented a contract for Superior Court 1 for two new chairs in the jury room. Three quotes were gotten for the purchase and the purchase was awarded to Smith and Butterfield for a total of \$1,018.00. Commissioner Stacey Franz made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-

(Smith & Butterfield Contract is located on File in the Auditor's Office)

COUNTY HIGHWAY/ ENGINEER

The Engineer had nothing to present.

COUNTY SHERIFF

The Sheriff had nothing to present.

COUNTY ATTORNEY ORDINANCE PERMITTING AND REGULATING THE OPERATION OF GOLF CARTS OR ALL-TERRAIN VEHICLES ORDINANCE 2025-19

County Attorney Cliff Whitehead presented the new Ordinance for permitting and regulating the operation of golf carts or all-terrain vehicles. In his review of the new Ordinance, he said that this is basically just an expansion to where such vehicles are allowed while keeping other rules in place. It is ready for approval. Commissioner Stacey Franz made a motion to approve Ordinance 2025-19. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Ordinance 2025-18 is located on File in the Auditor's Office)

COMMISSIONERS ITEMS FOR DISCUSSION CUSTODIAL NEEDS

Commissioner Seaton would like to explore outsourcing custodial staff and mowing services. She would like Ms. Sievers to work on this. Consensus was given to have her explore options.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

ADJOURNMENT

The next Warrick County Commissioners' meeting will be held on Monday, November 10, 2025 in the Commissioners' meeting room at 4:00 PM. Commissioner Stacey Franz made the motion to adjourn. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

Meeting adjourned at 5:09 P.M.

WARRICK COUNTY BOARD OF COMMISSIONERS								
Caralina Cul								
SARAH SEATON, PRESIDENT								
May Frans								
STACEY FRANZ, VICE PRESIDENT								
TERRY PHILLIPPE, MEMBER								
ATTEST: Charl J. Dietoches								
MICHAEL J. DIETSCH, AUDITOR								
WARRICK COUNTY, INDIANA								

Minutes Respectfully Submitted by Kristine Georges, Official Recording Secretary

warrick county commissioners ordinance # 25-018

PLAN COMMISSION DOCKET # PC-R-25-10

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 "C-4", as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the Southwest quarter of the Northeast quarter of Section 28, Township 5 South, Range 7 West, in the Warrick County. Indiana, and more particularly described as follows:

Commencing at the Southwest corner of said Quarter, Quarter Section; thence along the west line thereof, North (Assumed Bearing) a distance of 418.39 feet to the Point of Beginning; thence continue along said West line, North a distance of 270.00 feet; thence North 87 degree 22 minutes 26 seconds East a distance of 175.00 feet; thence South a distance of 270.00 feet; thence South 87 degrees 22 minutes 26 seconds West a distance of 175.00 feet to the Point of Beginning, containing 1.084 acres, more or less.

Subject to 25 foot right- of- way along the West side of Maurer Road.

which real estate is now zoned and classified as part of the "C-4" 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 "C-4" District to said "A" 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.

Member, Terry Phillippe

BOARD OF COMMISSIONERS WARRICK COUNTY, INDIANA

Printed Name

County Auditor Wakas T. Distact

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

X REF 2003R-000132

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