

WARRICK COUNTY BOARD OF COMMISSIONERS MEETING
REGULAR SESSION
COMMISSIONERS MEETING ROOM
107 W. Locust Street, Suite 303
Boonville, Indiana
March 9, 2026
4:00 P.M.

The Warrick County Commissioners met in regular session with Sarah Seaton, President; Stacey Franz, Vice President; and Terry Phillippe, Member, present.

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

Auditor Michael Dietsch and Chief Deputy Barbi Shelton attended and recorded the minutes.

Commissioner Meetings can be viewed via YouTube: <https://www.youtube.com/@WarrickCountyMeetings>

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

PLEDGE OF ALLEGIANCE

AREA PLAN COMMISSION
REQUEST FOR EXTENSION OF SURETY
BELLEVUE SECTION 1

Area Plan Director Molly Barnhill presented a Request for the Extension of Surety for Bellevue, Section 1. The County is holding \$16,215.00 guaranteeing sidewalk construction. They are requesting a one-year extension at a reduced dollar amount of \$11,265.00 and have had the letter of credit for eleven years. They are also requesting a waiver from the Subdivision Control Ordinance to allow the surety to be posted for an additional year. The Ordinance allows a maximum of eight years. The letter of credit expires April 8, 2026. There was discussion on the project. Commissioner Terry Phillippe made a motion to table. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

REZONING
PC-R-26-01
ORDINANCE

Ms. Barnhill presented a Rezoning for PC-R-26-01. Petitioner and Owner is 2400 Green River Investments LLC, by Chris Combs, Managing Member. It's to rezone approximately 11.649 acres located on the north side of Oak Grove Road approximately 1,000 feet west of the intersection of Oak Grove Road and Bell Road from A, Agricultural to R-1/PUD, One Family Dwelling, Planned Unit Development. It's Ohio Township 15-6-9. The complete legal is on file. It was advertised in The Standard on January 29, 2026. The Area Plan Commission Board gave a unanimous favorable recommendation for the rezoning. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

Note: An Ordinance number was not assigned at this meeting. Ordinance 2026-04 was assigned afterwards, but a clarification will be made in the next Commissioners' meeting for the official record.

(Ordinance 2026-04 is located on Pages 9 through 10 of these Official Minutes)

STREET CONSTRUCTION PLAN
PP-26-02 HARMONY HILL

Next were two Street Construction Plans. The first was PP-26-02, Harmony Hill, petitioner and owner is Oakland Holdings LLC, by Jordan Aigner, Managing Member. Its approximately 154.95 acres located at the northeast corner of the intersection of north Eskew Road and New Harmony Road in Boon Township, 10-5-8. The complete legal is on file and this was advertised in The Standard on February 26, 2026. Jim Morley, Jr., engineer on the project, was present and reviewed. County Engineer Bobby Howard said that the owners have agreed to pay the cost for the double chip and seal portion of Eskew Road and in the future will go into an escrow account for the County Road Donation Fund until most of the building has taken place. There was public comment by Chris Bayh, Attorney for the homeowners near the project. They do have a concern with the street plans. He reviewed those concerns. Mr. Howard pointed out that there are no street plans because there are no interior streets. There are only current County roadways. There was then the discussion on chip and seal being sufficient. It was pointed out that the State was chip and sealing state highways so this should be sufficient. There was no more discussion. Commissioner Terry Phillippe made the motion to approve. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

PP-26-03 DURHAM AT BERKSHIRE PUD

The second was PP-26-03, Durham at Berkshire PUD. Petitioner is Ukon INC, by Danny Ubelhor, President. Owner is Maken LLC, by Danny Ubelhor, President. It's approximately 32.10 acres located on the south side of the intersection of Oak Grove Road and White Chapel Drive in Ohio Township 18-6-8 and 19-6-8. The complete legal is on file and was advertised in The Standard on February 26, 2026. Jim Morley, Jr. was present for this project. He briefly reviewed and stated that it's a typical subdivision. Mr. Howard said that everything meets the current ordinance. Commissioner Terry Phillippe made a motion to approve. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

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

**ITEMS FOR DISCUSSION
SECURITY CENTER REPORT**

Mr. Bill Nix with Project Partnerships gave an update on the new Security Center. There have had no recordable first aid issues in over 90,000-man hours worked. He then reviewed the site work and building progress. Mr. Nix also said they are also working on all the IT work. IDEM reports are done weekly. There will be a lot of work being done in the next month including with sewer and flooring. He also touched on utilities, security systems, and exterior building work. They are on schedule. The Commissioners reviewed pictures of the project which Mr. Nix explained.

Mr. Nix also wanted to address the building from DCI that is still standing. Commissioner Seaton said that they are leaving it. Mr. Nix said it will need to do a lot of work to bring it up to code. Commissioner Phillippe said that he would have personally taken down the building but understands that there are departments needing space. However, he doesn't want to put a lot of money into it just to use for vehicle storage. Mr. Nix talked about what all would have to be redone as far as drainage and plans and the cost involved if the building is left. He also said that the building has been gutted. Ms. Bennett-Stearnsman went over ways they could address the need including funding. Byron Sanders also spoke and said they could get an estimate to just get it a face lift. President Seaton said that they needed more discussion before having anything like that done. Mr. Sanders also reviewed over the interest earned over the duration of the project.

REPORT FOR INDIANA DEPARTMENT OF VETERANS AFFAIRS – KEVIN HINTON

Mr. Hinton was not present.

ANNUAL REPORT – SOUTHWESTERN BEHAVIORAL HEALTHCARE, INC

Ms. Katie Adams with Southwestern Behavioral Healthcare was present. She handing out an informational report for the Commissioner's review. She reviewed the report and all the individuals they serviced. They served almost as many kids as they did adults. She also broke down care for just individuals living in Warrick County. They partnered with the Sheriff's Office to respond with law enforcement and they have gotten their wait down from twenty-eight days to zero. The Commissioners thanked her for the report.

**ACTION ITEMS
APPROVAL OF MINUTES – FEBRUARY 23, 2026**

Minutes for the February 23, 2026 Regular Session meeting were presented to the Commissioners for approval. Commissioner Terry Phillippe made the motion to approve the minutes. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

**APPROVAL OF PURCHASING ORDINANCE AND MANUAL
ORDINANCE 2026-03**

Ms. Bennett-Stearnsman presented the Approval of the Purchasing Ordinance and Manual. She said that a couple corrections were made to the claim form and she reviewed the changes. Commissioner Stacey Franz made a motion to approve. Commissioner Phillippe said right now he is not in agreement with it and can't second it. Commissioner Sarah Seaton seconded the motion so there could be discussion. She said that she would like to try it and then, if things come up, they can be addressed and exceptions made if need be. They don't know that this will be a hardship. Emergency purchases can still be made. If something needs to be done before a meeting, there are already ways around it that can address those issues. She wants to see all departments work together. Mr. Bobby Howard brought forth some of his issues and dealing with emergency situations. Commissioner Seaton addressed his concern. There was continued discussion. Right now, no policy is being followed correctly. Commissioner Phillippe said that this was opening a can of worms, and we should fix what we have. The County Attorney said that we're essentially enforcing what we had. Treasurer Tabitha Heilman and Assessor Sarah Redman also addressed the Commissioners. Both felt there were several areas in the policy that contradicted itself. She went over a few examples. Attorney Whitehead reviewed their question. The micro-purchase was removed from the form. County resident Jim Shields also spoke to the purchasing policy and his experience. He also called it a living document as it would need to adjust and changes be made. The Acquisitions Department, he said, would feel the most from such a policy.

With the motion made by Commissioner Franz and seconded by Commissioner Seaton, it was also stated that the paragraphs referring to the micro-purchases would be removed and changing proof of funds to just verifying that there are the funds necessary to be included in the motion. The motion carried 2-1 with Terry Phillippe opposed.

Commissioner Seaton said that they would address any issues that come up and make any revisions necessary as they continue forward with this new policy.

(Ordinance 2026-03 is located on File in the Auditor's Office)

**RDC ECONOMIC DEVELOPMENT REVENUE BONDS
GATEWAY DISTRICT PROJECT**

Economic Development Director Steve Roelle was present. He was presenting paperwork for the revenue bonds requiring the Commissioners' signature. Mr. Roelle reviewed the Gateway District Project in the Epworth TIF. The bonds will be paid out of the Epworth TIF. They will not affect the County. County Council has given all approvals necessary. He reviewed the final process for the documents. Attorney Whitehead said everything could be approved subject to legal review. Commissioner Terry Phillippe approved subject to attorney review. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

**COUNTY ADMINISTRATOR
AP VOUCHER – MARCH 9, 2026**

County Administrator Debbie Bennett-Stearsman presented the Ap Voucher dated March 9, 2026 in the amount of \$921,204.80. Commissioner Terry Phillippe made a motion to approve. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

(AP Voucher is located on Pages 7 through 8 of these Official Minutes)

NON-CERTIFIED VOUCHER – MARCH 9, 2026

Ms. Bennett-Stearsman presented a Non-Certified Voucher in the amount of \$187.32. These are late charges from the credit card. They reviewed what was causing it which is actually the bank holding and not cashing checks. They have had multiple discussions with them. Ms. Bennett-Stearsman said she is looking at getting a new provider, or they need to get rid of the cards. Commissioner Stacey Franz made a motion to approve payment. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

(Non-Certified Voucher is located on Page 9 of these Official Minutes)

APPROVAL OF PAYROLL VOUCHER 5 – MARCH 6, 2026

Ms. Bennett-Stearsman presented Payroll Voucher 5 dated March 6, 2026 in the amount of \$694,621.30. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

(Payroll 5 is located on Page 6 of these Official Minutes)

APPROVAL OF ANIMAL CONTROL DONATIONS

Ms. Bennett-Stearsman presented Animal Control Donations in a total amount of \$189.78. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

APPROVAL OF DRAW NUMBER 27 – WARRICK SECURITY CENTER

Ms. Bennett-Stearsman reviewed the charges. The total amount ready for approval is \$864,108.56. Commissioner Terry Phillippe made a motion to approve payment. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

(Security Center Draw 27 is located on File in the Auditor's Office)

RATIFICATION OF WSI TECHNOLOGY MASTER AGREEMENT

Ms. Bennett-Stearsman presented the Ratification of the WSI Technology Master Agreement. It is for equipment in the amount of \$27,457.00, instillation of \$5,000.00, and a five-year support for \$31,000.00. This is for the Security Center. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

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

APPROVAL OF OPIOID CONTRACT – BOONVILLE POLICE

Next was a contract for \$20,000.00 from the Opioid Funds for the Boonville Police Department for a new K-9 unit. This was previously approved and the contract is now ready for approval. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

(Boonville Police Opioid Contract is located on File in the Auditor's Office)

**APPROVAL OF WARRICK PARK FOUNDATION 4K RACE THE TRAILS
APRIL 4, 2026**

Last was an approval for the Warrick Parks Foundation to have a 4K Race the Trails on April 4, 2026. Both the Highway and Sheriff's Department have no issues and approve. This now needs the Commissioners' approval. All necessary paperwork has been received. Commissioner Terry Phillippe made a motion to approve. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

**ACQUISITION ADMINISTRATOR
PRESENTATION OF SERVICES OR GOODS
CADMUS-MOBILE INMATE TRACKING SYSTEM – NEW SECURITY CENTER**

Acquisitions Administrator Sherrie Sievers presented the Cadmus Mobile Inmate Tracking System. She is currently working with Project Partnership to implement the Mobile Inmate Tracking System for the new Security Center. Both Sheriff Wilder and Jail Commander Jeremy Holder have thoroughly researched this. She also presented three quotes for review. The first was Cadmus for \$38,043.07. Second was Guard One \$28,709.74. Last was Century Inview for \$14,000.00. Both Sheriff Wilder and Jail Commander Holder recommended Cadmus because they already have it set up currently and can integrate with the current jail management software. Also, no additional IT

support will be required. She went over some of the other benefits of using Cadmus. Although Cadmus is not the lowest bid in this situation, selecting them is acceptable under IC 5-22-10-9 regarding the compatibility of equipment, accessories, and replacement parts. Ms. Sievers reviewed other IC codes in allowing to choose Cadmus for the service. She recommended the purchase of the Cadmus Service as the superior service of the three. Commissioner Terry Phillippe made a motion to approve Cadmus. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

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

TRI-STATE FIRE PROTECTION – ANIMAL CONTROL

Ms. Sievers said that the Animal Control Building is due for their six-year fire extinguisher maintenance. She presented the contract for the service. This will make them compliant with Indiana Fire Code. The cost is \$272.00. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

(Tri-State Fire Protection Contract Maintenance Agreement is located on File in the Auditor's Office)

CSG FORTE PAYMENTS, INC. – TREASURER'S OFFICE

This contract is for the Warrick County Treasurer's Office. It's the credit card vendor to the online, phone and in person tax payments. They were requesting that Treasurer Heilman sign up for three to five years, however, she is only willing to commit to a one-year contract. Ms. Sievers did want to note that the Treasurer's Office does not incur the service fees directly as the costs are passed on to the end user. The office only pays for equipment when it needs to be replaced. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

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

BEST BUY - APPLIANCES – NEW SECURITY CENTER

Ms. Sievers said she has been working with Project Partnership to purchase appliances for the new Security Center. She reviewed all the appliances to be purchased and presented three quotes. The first was for Best Buy at a total cost of \$8,729.91. Next was for Big Sandy Superstore in the amount of \$9,219.88. Last was for Wayne's Appliance at \$9,622.00. She recommended the Commissioners approve the lowest quote which would be Best Buy for \$8,729.91. Commissioner Stacey Franz made a motion to approve. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

(Best Buy Purchase Agreement is located on File in the Auditor's Office)

CLOAKING FILM– NEW SECURITY CENTER

This film is a special tenting that goes over windows to hide computer monitors from view and is installed over the glass between the booking area and the pre-processing area as the information is sensitive. They received two quotes but haven't been able to get a third from someone who provides the service locally. First quote is Dunn Window Tinting in Newburgh in the amount of \$4,230.00. The second is Solar Control out of St. Anthony for \$3,648.00. Both Companies have quoted Casper Cloaking Film which is one of the best products based on research. Solar Control is the cheapest, includes installation, and has the most experience. Ms. Sievers respectfully requested that they award Solar Control. Commissioner Terry Phillippe made a motion to approve the quote from Solar Control for \$3,648.00. Commissioner Stacey Franz seconded the motion. The motion carried 3-0.

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

**ALTSTADT & BNG PREVENTATIVE MAINTENANCE
VANN ROAD STORM WATER**

Ms. Sievers presented quotes for the preventative maintenance for the tankless water heater at the Vann Road Storm Water building. Altstadt had installed the tankless water heater and presented a proposal \$498.00 for twice a year maintenance. BNG presented a quote of \$174.00 for servicing the tankless water heater once a year. Mr. Howard said that, even at two times a year, it would still be cheaper with BNG. BNG would also include the HVAC maintenance in with this price for a total of \$1,160.00. Ms. Sievers said this could be addressed separately. After a brief discussion, Commissioner Stacey Franz made a motion to go with BNG for the tankless water heater service bundled in with the HVAC for \$1,160.00. Commissioner Terry Phillippe seconded the motion. The motion carried 3-0.

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

(Commissioner Sarah Seaton left the meeting at 5:16 P.M.)

**RATIFY CONTRACT
RENEWAL OF ASSESSOR LEASE – BELL OAKS ROAD**

Ms. Sievers said that this needs to be tabled. Legal is still reviewing the agreement. There are no changes in amount. It should be ready at the next meeting. Commissioner Terry Phillippe made the motion to table. Commissioner Stacey Franz seconded the motion. The motion carried 2-0.

SURPLUS

GOVDEALS RATIFICATION: CONSENSUS VOTE ON THE SALE OF SURPLUS ITEMS

Approval for Highway Department items for sale on GovDeals was given consensus and an amount of \$1,030.00 was bid. Mr. Howard said that this is a respectable amount. This now needs to be ratified. Commissioner Phillippe made the motion to ratify. Commissioner Stacey Franz seconded the motion. The motion carried 2-0.

HEALTH DEPARTMENT – TWO FILING CABINETS AND THREE SMALL SHELVES

The Health Department has items that are no longer needed and taking up valuable space. There are four file cabinets, one-two drawer file cabinet, and three small shelves. There are also chairs. Ms. Sievers requested that the chairs and cabinets be declared worthless surplus and allow maintenance to dispose of them. Commissioner Terry Phillippe made the motion to approve. Commissioner Stacey Franz seconded the motion. The motion carried 2-0.

FLOOD SENSORS

EMA and Economic Development are implementing new flood sensors and will make Warrick County the first to do so in the State. EMA Director Matt Goebel is working with County Engineer Bobby Howard, Surveyor Steve Spinks, and Storm Water Director Steve Sherwood to place the sensors in areas prone to flooding as well as one at the slurry pit to monitor activity. Economic Development is covering the cost of the sensors from Safeware at a cost of \$49,642.26. Commissioner Terry Phillippe made a motion to approve the contract. Commissioner Stacey Franz seconded the motion. The motion carried 2-0.

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

COUNTY HIGHWAY/ENGINEER

**APPROVAL OF RECOMMENDATION FOR ADMINISTRATIVE SETTLEMENT
PARCEL #2**

County Engineer Bobby Howard presented an Administrative Settlement for Parcel #2 for a counter offer of \$5,000.00 which they have accepted and needs to be approved. Commissioner Terry Phillippe made a motion to ratify Parcel #2. Commissioner Stacey Franz seconded the motion. The motion carried 2-0.

PARCEL #13

The second was for Parcel #13 with a counter offer submitted of \$6,002.30. Mr. Howard recommended approval. Commissioner Terry Phillippe made a motion to approve the counter offer amount of \$6,002.30. Commissioner Stacey Franz seconded the motion. The motion carried 2-0.

(Administrative Settlements are located on File in the Auditor's Office)

COUNTY SHERIFF

The Sheriff had nothing to present.

COUNTY ATTORNEY

The County Attorney had nothing to present.

ITEMS FOR DISCUSSION – COMMISSIONERS

The Commissioners had no Items for Discussion.

COMMENTS FROM THE PUBLIC

EMILY BROWN – FAITH BASED NON-PROFIT FOR MOTHERS

Emily Brown, the head of a new non-profit that is getting started in Warrick County, spoke. They have been working in Gibson County for four years. They are a 16-week faith-based program working with mothers in the community. She reviewed what they work with them on and their current partnerships with DCS, Head-Start, the Courts, and various other entities. Ms. Brown reviewed some of their successes and other non-profit collaborations. They also work on having the mother's give back to the community.

BARTON HEALTH – DATA CENTERS

Mr. Health wanted to address more information about the data centers. He wanted to discuss passing a moratoriums against them as have been done in other states. He would like to see Warrick County pass something like this. He also went over what is currently happening in the State Houses and Counties involving the data centers.

JIM SHIELDS - SLURRY PIT

Mr. Shields wanted to discussed the Slurry Pit. He reviewed the process that should have happened as far as action on the slurry pit and also wanted to question how the deed got transferred to private ownership without having the proper reclamation in place. Attorney Whitehead said that the County had no comment at this time. He would have to look into it.

ADJOURNMENT

The next Warrick County Commissioners' meeting will be held on Monday, March 23, 2026 in the Commissioners' meeting room at 4:00 PM. Commissioner Terry Phillippe made the motion to adjourn. Commissioner Stacey Franz seconded the motion. The motion carried 2-0.

Meeting adjourned at 5:34 P.M.

WARRICK COUNTY BOARD OF COMMISSIONERS

[Signature of Sarah Seaton]
SARAH SEATON, PRESIDENT

STACEY FRANZ, VICE PRESIDENT

[Signature of Terry Phillippe]
TERRY PHILLIPPE, MEMBER

ATTEST:

[Signature of Michael J. Dietsch]
MICHAEL J. DIETSCH, AUDITOR
WARRICK COUNTY, INDIANA

Minutes Respectfully Submitted by Kristine Georges, Official Recording Secretary

ACCOUNTS PAYABLE VOUCHER REGISTER
WARRICK COUNTY, INDIANA
Table with columns: #, Name of Object, Department, Amount, etc. Total: 694,621.50

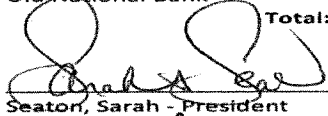
WARRICK COUNTY CLAIMS FOR PAYMENT

Commissioner's Meeting - Monday, March 9th, 2026

Table with columns: Date, Vendor Name, Amount, Fund, Fund Desc, Description, Amount, Fund, Fund Desc, Description, Amount, Fund, Fund Desc, Description. Lists various vendors and their claims for payment as of March 9th, 2026.

Warrick County Non-Certified Claims for Payment
Commissioner's Meeting - Monday, March 9th, 2026

Old National Bank \$ 187.32 Continued Late fees on Credit Card
Total: \$ 187.32


Seaton, Sarah - President


Franz, Stacey - Vice President


Phillippe, Terry


Michael Dietsch, Auditor

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2026R-001893
PATRICIA E. PERRY
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
03/12/2026 09:00 AM
REC FEE: 0.00
PAGES: 3

WARRICK COUNTY COMMISSIONERS ORDINANCE # 260-04
PLAN COMMISSIONER DOCKET # PC-R-260-01

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

BE IT ORDAINED BY 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 "AG" District as shown on said Warrick County Zoning District Maps, be amended as to the described real estate:

Part of the Southwest Quarter of Section 15, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 15; thence along the south line of the Southwest Quarter of said Section 15, North 89 Degrees 10 Minutes 45 Seconds West 203.24 feet to the southwest corner of a tract of land conveyed to the Board of Commissioners of Warrick County (BOC) in Document 2014R-009591 in the Office of the Recorder of Warrick County, Indiana; thence along the west side of said BOC tract and along the extended east line of Shadow Ridge No. 2 Subdivision recorded in Plat File 1, card 434 in the Office of said Recorder, North 00 Degrees 26 Minutes 45 Seconds East 55.00 feet to the point of beginning; thence continue along the extended east line and the east line of said Shadow Ridge No. 2 Subdivision, North 00 Degrees 26 Minutes 45 Seconds East 607.07 feet to the northeast corner thereof and being a point on the south line of Shadow Ridge Subdivision recorded in Plat File 1, card 423 in the Office of said Recorder; thence along the south line of said Shadow Ridge Subdivision, South 89 Degrees 14 Minutes 42 Seconds East 203.24 feet to the southeast corner thereof; thence along the east line of said Shadow Ridge Subdivision, North 00 Degrees 26 Minutes 46 Seconds East 63.53 feet; thence South 89 Degrees 14 Minutes 58 Seconds East 660.00 feet; thence South 00 Degrees 26 Minutes 46 Seconds West 462.65 feet to the northeast corner of a tract of land conveyed to Malcolm Allen and Anita Ann Hanor in Document 1997R-012383 in the Office of said Recorder; thence along the north line of said Hanor tract, North 89 Degrees 10 Minutes 45 Seconds West 330.00 feet to the northwest corner thereof; thence along the west line of said Hanor tract, South 00 Degrees 26 Minutes 46 Seconds West 229.00 feet to the northeast corner of a tract of land conveyed to the Board of Commissioners of Warrick County (BOC) in Document 2014R-009591 in the Office of the Recorder of Warrick County, Indiana; thence along the north side of said BOC tract, North 89 Degrees 10 Minutes 45 Seconds West 487.93 feet; thence continue along the north side of said BOC

tract, North 50 Degrees 31 Minutes 10 Seconds West 32.02 feet; thence continue along the north side of said BOC tract, North 89 Degrees 10 Minutes 45 Seconds West 20.44 feet to the point of beginning and containing a gross area of 11.649 Acres, more or less.

Subject to all easements, rights-of-ways and restrictions of record.

Which real estate is zoned and classified as part of the Agricultural 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 Agriculture District to said PUD/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.

[Signature]
President

[Signature]
Member

[Signature]
Member
BOARD OF COMMISSIONERS
WARRICK COUNTY INDIANA

County Auditor: *[Signature]*

Date Approved: 3-10-2026

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,

[Signature]
Signature

Scott Buedel
Printed Name

This document prepared by: Scott Buedel, Cash Waggoner and Associates, PC
414 Citadel Circle, Suite B, Evansville, IN 47715.

