

WARRICK COUNTY BOARD OF COMMISSIONERS MEETING
REGULAR SESSION
COMMISSIONERS MEETING ROOM
107 W. Locust Street, Suite 303
Boonville, Indiana
March 23, 2026
4:00 P.M.

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

Attorney Aaron Allen and Administrator Debbie Bennett-Stearsman 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: <https://www.youtube.com/@WarrickCountyMeetings>

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

PLEDGE OF ALLEGIANCE

AREA PLAN COMMISSION
REZONING PC-R-26-02
ORDINANCE 2026-05

Area Plan Director Molly Barnhill presented Rezoning, PC-R-26-02, requested of Evansville Christian School by Andy Hanson, Chief Financial and Facilities Officer. It's to rezone approximately 10 acres located northwest of the intersection of Lincoln Avenue and Epworth Road from A, Agricultural, R-2B Apartments District and C-1, Neighborhood Commercial to C-1, Neighborhood Commercial with a Use & Development Commitment. It's Lot 2 in Epworth Lincoln Subdivision II and III recorded in Document #2020R-010611 and Document # 2021R-009504 in the Warrick County Recorder's Office. Ohio Township 29-6-9 on 10644 Lincoln Avenue. Complete legal is on file. This was advertised in The Standard on February 26, 2026. It was given a unanimous favorable recommendation by the Area Plan Commission at their meeting. Commissioner Terry Phillippe made a motion to approve Ordinance 2026-05. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Ordinance 2026-05 is located on Pages 7 through 8 of these Official Minutes)

STREET CONSTRUCTION PLAN AMENDMENT
PP-24-02 SADDLEBROOKE SUBDIVISION

Next was a Street Construction Plan Amendment, PP-24-02, Saddlebrooke Subdivision. This is an amendment to the street construction plans with a request for a waiver for decorative street and stop signs in the County right-of-way to be maintained by the Homeowners' Association. County Attorney Aaron Allen was present and reviewed and should have edits ready by tonight. He said it can be approved contingent to his final review. Assistant County Engineer Steve Sherwood said that the decorative signs maintained by an HOA have been done before. It's just the aesthetics of the signs that are different. Commissioner Terry Phillippe made a motion to approve subject to Attorney review. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

STREET ACCEPTANCE
BELLEVUE SECTION 1

Ms. Barnhill presented the following street acceptances for Bellevue Section 1:

- Angel Drive 2,291 lineal feet
- Cayman Court 471 lineal feet
- Crenshaw Drive 869 lineal feet
- Chadwick Drive 546 lineal feet
- Sable Way 730 lineal feet
- Terrace Drive 210 lineal feet

The County is holding \$12,260.00 guaranteeing street and drainage construction. A request for a release of surety has been made and they have had a letter of credit for eleven years. The current letter of credit expires April 8, 2026. The Ordinance allows for a maximum of five years. This has been continued from the March 9, 2026 meeting. There were no sign offs by the County Surveyor or the County Engineer. Mr. Sherwood said that there are still things that need to be done. Ms. Barnhill said that she needs to have some kind of action taken today since the letter of credit expires before the next meeting. There was a brief discussion. Commissioner Terry Phillippe made a motion to extend it one year at \$12,260.00. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

BELLEVUE SECTION 2

Ms. Barnhill also presented the following street acceptance for Bellevue Section 2:

- Angel Drive 326 lineal feet

The County is holding \$5,000.00 guaranteeing street construction. A release of surety has been requested and they have had the letter of credit for seven years. The letter of credit expires August 12, 2026. The Ordinance allows a maximum of five years. This is continued from the March 9, 2026 meeting. Ms. Barnhill said that the time is not up on this yet and it can be tabled. Mr. Steve Sherwood said there is a punch list of minor items that need to be completed for both Sections 1 and 2 that need to be corrected. Commissioner Terry Phillippe made a motion to table. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

**ITEMS FOR DISCUSSION
REPORTS FROM PROJECT PARTNERSHIPS
SECURITY CENTER PROJECT UPDATE**

Mr. Byron Sanders with Project Partnerships was present. He briefly reviewed the project and where everything is currently. They have the Hyrock drainage situation that they are working with the City of Boonville on. They think it is all going to work out and the City will be taking care of several things. He reviewed what they would be doing. He also went over some other items such as flooring, painting and furniture. It has also been decided to take down the DCI building. Everything is on schedule and admin should move in to the building at the beginning of May.

**DEPARTMENT HEAD REPORTS
JENNY FUHS, COMMUNITY CORRECTIONS**

Community Corrections Director Jenny Fuhs was present. She went over the Community Corrections Program. It is a home detention program for individuals who are sent to them from the courts system. They do evaluations and supervisions for the individuals as well as testing. They set up a program for the individuals after the evaluations are done and they are accepted. She also reviewed the numbers for the program. They have an 81% acceptance rate and a 79% success rate. They served forty-six clients in 2025. They also get the individuals into other outreaches to help with successful outcomes. Community Corrections get their revenue from grants, user fees, and other programs and are overseen by an Advisory Board. She also reviewed the cost savings to both the community and to the jails by keeping people out of incarceration due to the program.

EMA UPDATE

Emergency Management Director Matt Goebel was present. He gave a brief recap of 2025. Some of the items touched on were how much they have received in grants, trainings and initiatives; collaborations and outreaches in the community; and him serving on a State Board and task force. He also went over the outreach he spearheaded to put Stop the Bleed kits in every classroom in Warrick County as well as establish weather stations and flood sensors throughout the County.

SURVEYOR UPDATE

Surveyor Steve Spinks was present. They are working on Howard Williams Legal Drain and are making progress. They are also working with INDOT with it as well. Mr. Spinks said they are waiting on some permits for some of their projects in other parts of the County and they will get started. He also announced that Amanda Mosiman will be joining the staff as his First Deputy in April. With the last big rain, everything held up really well.

WEIGHTS & MEASURES UPDATE

Mr. Arnold presented his report. He said that he will be getting with the County Administrator on drafting a letter to businesses to help with some of the issues he has been seeing. Mr. Arnold reviewed all his testing. Commissioner Seaton asked if he could give a brief explanation on what his job does. He reviewed all the measuring equipment that people don't always think about in the weighing of commodities and the importance of testing and his job to ensure that they are working properly and everything is fair for both the consumer and the businesses that serve them.

PURDUE EXTENSION REPORT

Health and Human Services Jo Gilbreath was present. She gave them a report for the last quarter for Extension including teachings and trainings as well as the safety plans for 4H camp and training for volunteers. She also touched on their work in the elementary schools. The office staff also puts out regular newsletters to keep everyone up to date with activities and other things going on in the Extension Office.

**SOUTHWEST DISTRICT SERVICE OFFICER
NEW STATE CODE UPDATES**

Mr. Kevin Hinton, Southwest District Service Officer, was present. He came before the Commissioners to go over some of the new IC Code updates. The updates will affect how they will govern Service Officers in the Counties. There are certifications and accreditations that are necessary and mandatory training hours. Mr. Hinton reviewed some of the upcoming trainings. He wanted the Commissioners to know that Warrick County is fully compliant with the new code.

ACTION ITEMS
APPROVAL OF MINUTES- MARCH 9, 2026

Minutes for the March 9, 2026 Regular Session meeting were presented to the Commissioners for approval. Commissioner Terry Phillippe made the motion to approve the minutes. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

APPROVAL OF CY2027 INDIANA DEPARTMENT OF CORRECTION GRANT APPLICATION

County Administrator Debbie Bennett-Stearsman presented and said that everything is in order. Ms. Jenny Fuhs briefly reviewed the grant and some of the changes to their budget. She also discussed insurance coverage. Right now, it is included in the requested funding for the grant. She hopes, with the expected cut backs from the State, the County will continue to collaborate with them. They will also seek additional grant funding to help cover any shortfalls. Commissioner Terry Phillippe made a motion to approve the grant application and sign the letter. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

SUPERIOR 1
HEARTLAND INTERPRETATION & TRANSLATION SERVICES FOR COURTS

Superior Court 1 has applied for a grant to have a translator as needed for court and would like to enter into this agreement for translation services to be paid for out of their budget and by the grant. Commissioner Terry Phillippe made the motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

COUNTY ADMINISTRATOR
AP VOUCHER – MARCH 20, 2026

Ms. Bennett-Stearsman presented the AP Voucher for March 20, 2026 in the amount of \$11,701,463.23. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(AP Voucher is located on Pages 9 through 12 of these Official Minutes)

APPROVAL OF PAYROLL VOUCHER 6 – MARCH 20, 2026

Payroll 6 dated March 20, 2026 in the amount of \$729,223.98 was presented. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Payroll #6 is located on Page 12 of these Official Minutes)

APPROVAL OF TREASURER'S REPORT

The Treasurer's Report for the month ending February 28, 2026 was presented. Commissioner Terry Phillippe made a motion to accept the report. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Treasurer's Report is located on File in the Auditor's Office)

APPROVAL OF CLERK'S REPORT

The Clerk's Report for the month ending February 28, 2026 was presented. Commissioner Terry Phillippe made a motion to accept the report. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Clerk's Report is located on File in the Auditor's Office)

APPROVAL OF CUSTODY ACCOUNT WITH OLD NATIONAL BANK WEALTH MANAGEMENT FOR THE GO BONDS

Ms. Bennett-Stearsman said they need to have a custodian and signers for the Management of the 2023 GO Bonds. This is appointing Mike Dietsch, Auditor, as custodian and Commissioner Phillippe and Commissioner Seaton as signers. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

APPROVAL OF NUSO CONTRACT

Ms. Bennett-Stearsman presented the NUSO Contract. This will be for the next three years at \$1,268.87 a month. They are the current SIP Trunk Bundle 23 provider. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

**APPROVAL OF OPIOID GRANT
THE WELL**

Ms. Bennett-Stearnsman presented the approval of an opioid grant for The Well for \$25,000.00. They are starting in Warrick County and had spoken at a previous meeting about their services. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(The Well Opioid Contract is located on File in the Auditor's Office)

CORONER – CHILD FATALITY REVIEW

The Coroner's Office has requested opioid funding for a Child Fatality Review they will be doing in conjunction with Vanderburgh County. The cost is \$9,542.00 for five years. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

APPROVAL FOR ANIMAL CONTROL TO PURCHASE VACCINES

Animal Control Supervisor Brandon Russell with Animal Control was present. They would like to be able to get the vaccines needed for a cheaper cost with this new deal. He reviewed the program, the current costs, and the new costs after with the program. It would be a savings to the County. After a brief discussion, Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

AREA PLAN REZONING ORDINANCE 2026-04 RATIFICATION

At the Commissioner meeting held on March 9, 2026, Area Plan presented PC-R-26-01, a rezoning for Green River Investments, that was approved unanimously. However, an Ordinance number was not assigned in the motion for approval. A number was assigned following the meeting and now needs to be ratified in this public meeting. Commissioner Terry Phillippe made the motion to ratify Ordinance 2026-04 for the previously approved rezoning, PC-R-26-01. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

**ACQUISITION ADMINISTRATOR
PRESENTATION OF SERVICES OR GOODS
BNG – CHEMICAL CLEANING COOLING TOWER-JUDICIAL CENTER**

Acquisitions Administrator Sherrie Sievers said that the scaling buildup remains in the cooling towers in the Judicial Center. BNG recommends a chemical cleaning. The process requires a certification to perform and will cost \$3,741.00. BNG would contract it out due to the needed certifications.

Commissioner Phillippe questioned the need for this to be done and felt that this was something that maintenance could do. There was then discussion of money in the budget. He feels they should look harder at this. There was also discussion if this had been done before. There was also discussion on the chemical. Commissioner Sarah Seaton made a motion to approve, but then withdrew the motion. Commissioner Phillippe didn't feel this was an emergency. She then made a motion to table. Commissioner Terry Phillippe seconded the motion. The motion carried 2-0.

Commissioner Phillippe again said he doesn't feel this is necessary. They always have a lot of recommendations but that doesn't mean they can afford to do them all. There was a brief discussion on having a discussion with Tyler Rickenbaugh with BNG and possibly have him attend the next meeting. Commissioner Phillippe would like Mr. Rickenbaugh to call him.

BNG – ADD BOILERS TO SERVICE PLAN – JUDICIAL CENTER

This would be an additional service added on to the spring and fall cleaning service BNG is already providing. It would be \$180.00 per each spring/fall cleaning. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

**ALPHA LASER
COPY MACHINE LEASE – ASSESSOR'S OFFICE**

Ms. Sievers presented a new Alpha Laser copy machine lease for the Assessor's Office. It will be a monthly fee of \$96.67 plus copies cost for 60 months. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Alpha Laser Lease is located on File in the Auditor's Office)

SHERIFF'S OFFICE SECURITY CENTER

The Security Center will need two copy machines for \$42.71 per copy machine a month for 60 months. Commissioner Terry Phillippe made a motion to approve and get the serial numbers later so that Ms. Sievers doesn't have to bring back to the Commissioners. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Alpha Laser Lease is located on File in the Auditor's Office)

**ROAD SAFE
RENEWAL OF STRIPING CONTRACT**

It was written in the original contract for Road Safe that the County could opt each year to continue the contract. There are four more renewal options. Road Safe will be keeping all pricing the same for 2026. Ms. Sievers said County Engineer Bobby Howard recommended renewing. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

**CIVILCON
ANNUAL BID RENEWAL 2026**

Ms. Sievers presented the Annual Bid Renewal for CivilCon. This is for the Highway Department providing corrugated metals. They can also go on the open market if needed. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Civilcon Annual Renewal is located on File in the Auditor's Office)

PRESENTATION OF QUOTES FOR HEALTH DEPARTMENT RENOVATION

The Health Department is converting a small area with a sink and limited plumbing into a bathroom with plumbing for urine testing. Ms. Sievers presented several quotes for the work to be done and the specifics on the project. It is extensive plumbing work. Ms. Bennett-Stearnsman said that it would be paid for out of the HFI Funds and the State was very pleased with the direction they were going in their renovations.

Health Department Administrator April Hicks was present. Commissioner Phillippe questioned the work cost. Ms. Hicks said they are currently paying \$3,500.00 to \$7,000.00 a month for outsourcing the testing to Vanderburgh. It also limits their services. Commissioner Phillippe said with that, the work would pay for itself in a couple of months. There was then discussion about Maddox, as the low bidder, if they had done work for the county before. Ms. Sievers said they had and did a good job. Commissioner Terry Phillippe made a motion to approve the Maddox quote of \$21,864.00 as the low bid. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

PRESENTATION OF QUOTES FOR JUDGE ROY'S OFFICE RENOVATION

Ms. Sievers presented quotes for the renovation of Judge Roy's Office and the installation of a wall and locked door. She reviewed the issues with safety with easy public access to his office. Ms. Sievers requested quotes from four different companies and received two quotes to present. The first was from Crane Construction for \$17,880.00. The second was from Maddox for \$27,626.00. There was a brief discussion. Commissioner Terry Phillippe made a motion to table. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

**ANIMAL CONTROL EMERGENCY SERVICE
RATIFICATION LOWELL'S AUTO SERVICE**

The Animal Control truck needed emergency service done. It was repaired, after consensus was given, by Lowell's Auto Service for \$654.58 to replace several parts including the starter. Now, it needs to be ratified. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

(Lowell's Auto Service Agreement is located on File in the Auditor's Office)

ANNUAL SERVICE CONTRACTS

Ms. Sievers said she is developing a list with forty-two vendors to establish yearly agreements. She reviewed how she is going about this. She also stated that Audrey at the Parks Department is also working with forty-nine vendors. Establishing annual service contracts will help streamline the process encompassing all departments. Ms. Sievers would like to meet with the Commissioners to help address issues in order to move forward.

**RATIFY CONTRACT
RENEWAL OF LEASE AGREEMENT
ASSESSOR'S OFFICE NEWBURGH OFFICE LOCATION**

The current contract for the Assessor's Newburgh Office will expire at the end of the month. In the new contract, the price will stay the same. It has been reviewed and is ready for approval. This would be for a thirty-six-month lease. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

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

**DECLARATION OF SURPLUS
EMERGENCY MANAGEMENT
MOTOROLA 1500 PORTABLE RADIO**

Ms. Sievers presented a radio that was run over and damaged to be declared surplus. The serial number ends in 0408. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

**HIGHWAY DEPARTMENT
FORD TRUCKS**

Next were two trucks from the Highway Department:

2011 Ford F-150	VIN 1FTMF1EM5BKD82373	Worth less than \$5,000.00
2008 Ford F-350	VIN 1FDWF36558EE00353	Worth about \$5,000.00

Both will go to auction. Commissioner Terry Phillippe made the motion to approve declaration of surplus. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

**SCALES LAKE
2003 FORD F-150**

Last was a 2003 Ford F-150 with the VIN 1FTRF17253NB25697 from Scales Lake. They are trading it in on their new truck purchase, a 2026 Ford F-150. Commissioner Terry Phillippe made a motion to approve. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

**COUNTY HIGHWAY/ENGINEER
ATTORNEY RESPONSE TO ALCOA FUELS**

Assistant Engineer Steve Sherwood was present. He said that ALCOA Fuels has advertised new mining. In the permit, it presented the mining they would be doing and they have not gotten with Warrick County on any of it. The County has thirty days to respond with concerns. Commissioner Phillippe said he would like to object to it. The County has seen the issues with mining under the roadway. There were three minor and one major collapses to Boonville - New Harmony Road during the current mining. They have been difficult to work with. He thinks a response should be sent by the attorney to object to the mining plan. Commissioner Terry Phillippe made a motion to have the attorney draft a response. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

COUNTY SHERIFF

The Sheriff had no items to present.

COUNTY ATTORNEY

The County attorney had no items to present.

ITEMS FOR DISCUSSION – COMMISSIONERS

The Commissioners had no items to present.

**COMMENTS FROM THE PUBLIC
THE WELL**

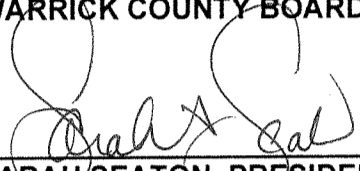
Ms. Emilie Brown with The Well wanted to thank the Commissioners for the opioid monies for their program and they are looking forward to serving in Warrick County.

ADJOURNMENT

The next Warrick County Commissioners' meeting will be held on Monday, April 13, 2026 in the Commissioners' meeting room at 4:00 PM. Commissioner Terry Phillippe made the motion to adjourn. Commissioner Sarah Seaton seconded the motion. The motion carried 2-0.

Meeting adjourned at 5:35 P.M.

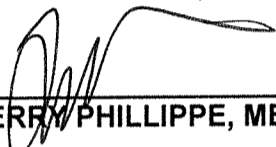
WARRICK COUNTY BOARD OF COMMISSIONERS



SARAH SEATON, PRESIDENT



STACEY FRANZ, VICE PRESIDENT



TERRY PHILLIPPE, MEMBER

ATTEST: 

MICHAEL J. DIETSCH, AUDITOR
WARRICK COUNTY, INDIANA

Minutes Respectfully Submitted by Kristine Georges, Official Recording Secretary

WARRICK COUNTY COMMISSIONERS' ORDINANCE # 2026-05

PLAN COMMISSION DOCKET # PC-R-26-02

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 R2B and AG, A, C-1 and A, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

EXHIBIT A) Lot 2 in Epworth Lincoln Subdivision II as recorded in Document Number 2020R-010611 in the office of the Recorder of Warrick County, Indiana, begin a part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana, containing 143,470 square feet, 3.29 acres.

EXHIBIT C) Part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana and begin more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 29; thence along the East line of said Quarter, Quarter Section, South 0 degrees 40 minutes 49 seconds West 752.00 feet; thence North 89 degrees 51 minutes 26 seconds West 36.00 feet to the West line of a tract of land conveyed to the Warrick County Board of Commissioners in Document Number 2005R-005750, recorded in the office of the Warrick County Recorder, being the Point of Beginning; thence along said west line, South 0 degrees 40 minutes 49 seconds West 218.70 feet to the North line of Lot 1 in Epworth Lincoln Subdivision III as recorded in Document Number 2021R-009504 in said Recorder's Office; thence along said North line, North 89 degrees 51 minutes 26 seconds West 172.55 feet to a corner of said Lot 1; thence along a line of said Lot 1 and along a line of Lot 2 in said Epworth Lincoln Subdivision III, North 0 degrees 40 minutes 49 seconds East 218.70 feet to a corner of said Lot 2; thence along a line of said Lot 2, South 89 degrees 51 minutes 26 seconds East 172.36 feet to the point of beginning, containing 37,692 square feet, 0.87 acres.

EXHIBIT E) Lot 2 in Epworth Lincoln Subdivision III as recorded in Document Number 2021R-009504 in the office of the Recorder of Warrick County, Indiana, being a part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana, containing 256,439 square feet, 5.89 acres.

which real estate is now zoned and classified as part of the R2B and AG, A, C-1 and A District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real

estate shall be the same is hereby rezoned and reclassified from said B2B and AG, A, C-1 and A District to said C-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.

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated herein and previously recorded the office of the Recorder of Warrick County, Indiana reference 2018R-009258.

Signature of Board Member, President Member, BOARD OF COMMISSIONERS WARRICK COUNTY, INDIANA

ATTEST: County Auditor Date Approved

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

Signature of Andy Hanson

Andy Hanson Printed Name

This document prepared by Debbie Stevens

USE AND DEVELOPMENT COMMITMENT

WHEREAS, the undersigned, Evansville Christian School, Inc., an Indiana nonprofit corporation, is Petitioner and Owner (hereinafter referred to as the "Petitioner") of certain real estate situated in Warrick County, Indiana and more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof (the "Real Estate"); and

WHEREAS, the Real Estate is currently classified as an AG zoning district under the Warrick County Comprehensive Zoning Ordinance and is so indicated on the zoning maps maintained by the staff of the Warrick County Area Plan Commission; and

WHEREAS, Petitioner has requested that the Real Estate be reclassified to zoning district C-1; and

WHEREAS, Petitioner is desirous of accommodating possible concerns of the surrounding property Owner by making a written commitment concerning the use and development of the Real Estate pursuant to I.C. 36-7-4-613;

NOW, THEREFORE, in consideration of the foregoing, Petitioner makes the following use and development commitments concerning the use of the Real Estate:

1. Use of the Real Estate. The use of the Real Estate shall be limited to those use groups permitted in the Neighborhood Commercial (C-1) District as set forth in the Neighborhood Commercial (C-1) District of the Comprehensive Zoning Ordinance of Warrick County (the "Zoning Code"); provided, however, the following uses shall be prohibited:

- a. Any uses permitted in any industrial zoning, including M-1, M-2 or other industrial classification as defined at the time by the Warrick County, Indiana Zoning Code, except that schools or other educational facilities with a proper special use shall be allowed;
b. Gas Station;
c. Convenience Store;
d. Animal or vehicle Racetrack;
e. Off-track betting Facility;
f. Drive-in Theater;
g. Movie Theater;
h. Tattoo Parlors;
i. Massage Parlors;
j. Any Commercial Use which allows partial nudity;
k. Abortion clinics;
l. Adult book stores or similar adult-only oriented businesses;
m. Package liquor stores;
n. Store whose primary use is the sale of tobacco, smokeless tobacco or vapor products;
o. Tavern, bar or nightclub;
p. Pawn shop;
q. Dance or billiard hall;
r. Waste sorting or disposal services;
s. Mobile home park;
t. Gun clubs;
u. Skeet/target ranges;
v. Paint ball facilities;
w. Hotels or motel; or
x. Kennel or animal breeding.

2. Enforcement. All commitments and undertakings herein expressed shall be binding on the Petitioner and the Petitioner's heirs, legal representatives, successors and assigns, and shall run in favor of the Area Plan Commission of Warrick County and all the Owners of the real estate lying within the radius of one (1) mile from the Real Estate and shall be enforced by invoking any legal, equitable or special remedy, including specific performance, injunction or other equitable relief pursuant to the manner of enforcement as set forth in I.C. 36-7-4-613, 36-7-4-1013, and 36-7-4-1014. If it is necessary to initiate administrative or judicial proceedings to enforce any such commitment or undertaking, the person or entity obtaining enforcement in such proceedings shall also recover its reasonable attorneys' fees and costs of suit from the undersigned.

3. Expiration of Commitments. The commitments and undertakings herein made and expressed shall terminate, expire and be of no further force or effect if the Real Estate should be rezoned due to the filing of some subsequent petition to amend the zoning classification of the Real Estate.

4. Recording. This Commitment shall be recorded in the office of the Recorder of Warrick County, Indiana, and shall take effect upon the adoption of the zoning classification of the Real Estate from an AG District to a C-1 District with a Use and Development Commitment.

5. Miscellaneous. In the event that ambiguity exists or is deemed to exist in any provision of this Agreement, said ambiguity is not to be construed by reference to any doctrine calling for such ambiguity to be construed against the drafter of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana, not including the choice of law rules thereof, and each party hereto by execution of this Agreement, consents to the exercise of jurisdiction over any matter arising in connection with this Agreement in the Superior Court of Warrick County, State of Indiana. All headings set forth herein are included for the convenience of reference only and shall not affect the interpretation hereof, nor shall any weight or value be given to the relative position of any part or provision hereof in relation to any other provision in determining such construction. The recitals set forth in the above preamble are incorporated herein by this reference and made a part of this Agreement.

3/18/2026	Indiana American Water	1112	LIT Economic Development	45010	Fraudulent Park	0000	No Department	10.07 036816
3/18/2026	AAAARG, INC/CA1	1000	General	35100	Training/Travel	0005	County Sheriff	150.00 036817
3/18/2026	11802026 USA, INC.	1000	General	32600	Communications	0268	County Commissioners	285.80 036818
3/18/2026	TOWN OF NEWBURGH - WATER	1000	General	33000	Utilities	0006	County Assessor	69.19 036819
3/18/2026	Youth Care Center	1000	General	31501	Juvenile Detention	0068	County Commissioners	24295.00 036820
3/18/2026	Alpha Laser Services	2504	Special Diversion	31400	Contract Services	0000	No Department	91.84 019560
3/18/2026	CenterPoint Energy	1112	Water Management Oper	33000	Utilities	0000	No Department	171.20 019561
3/18/2026	CenterPoint Energy	1112	LIT Economic Development	33000	Utilities	0000	No Department	44.48 019561
3/18/2026	CenterPoint Energy	1000	General	33000	Utilities	0180	Jail	5212.22 019561
3/18/2026	COMPREHENSIVE CORRECTIONS	1000	General	33400	Contract Services	0380	Jail	16473.33 019562
3/18/2026	Huber Technologies Inc	1189	Recorder Records Perpetuation	36000	Landfill Expense	0000	No Department	2710.26 019563
3/18/2026	CHESAPEAKE, VA	1000	General	32300	Travel Expense	0011	Extension Service	135.73 019564
3/18/2026	Ragile, Inc.	1169	Local Road & Street	36300	Repairs	0000	No Department	2167.60 019565
3/18/2026	Renewable Resources	1112	LIT Economic Development	49010	Fraudulent Park	0000	No Department	235.00 019566
3/18/2026	Stoff Keenan Ogden P LLC	4501	TIF Epworth Road	58000	Expense Epworth Road	0000	No Department	10009.00 019567
3/18/2026	Stoff Keenan Ogden P LLC	4500	TIF Howard Meritt Corridor	58000	Expense Lake Road & I	0000	No Department	72.50 019567
3/18/2026	Warick County FOP Lodge 148	5365	PR Withholding - FOP	39105	FOP Dues	0000	No Department	1502.00 019568
3/18/2026	AMAZON CAPITAL SERVICES	1000	General	21100	General Supplies	0069	County Commissioners	18.99 019568
3/18/2026	Boonville Natural Gas Corp.	1000	General	33000	Utilities Annual Control	0626	Animal Control	268.61 019570
3/18/2026	Boonville Natural Gas Corp.	1000	General	33000	Utilities	0162	Court House Annex	1478.20 019570
3/18/2026	Boonville Natural Gas Corp.	1000	General	33000	Utilities	0162	Court House Annex	60.10 019570
3/18/2026	Boonville Natural Gas Corp.	1000	General	33000	Utilities	0360	Jail	2168.53 019570
3/18/2026	Boonville Utilities	1000	General	33000	Utilities	0162	Court House Annex	28.18 019571
3/18/2026	Boonville Utilities	1000	General	33000	Utilities	0162	Court House Annex	2147.52 019571
3/18/2026	Boonville Utilities	1000	General	33000	Utilities	0162	Court House Annex	518.91 019571
3/18/2026	Boonville Utilities	4921	DEVDC Program Income	31201	Operating Expenses	0000	No Department	188.00 019571
3/18/2026	Boonville Utilities	1000	General	33000	Utilities	0380	Jail	1421.23 019571
3/18/2026	Boonville Utilities	4921	DEVDC Program Income	31201	Operating Expenses	0000	No Department	234.57 019572
3/18/2026	CHESBROUGH-MEURER LAW	1000	General	31201	Legal Services	0061	County Council	2000.00 019574
3/18/2026	HELMAN, TARTHA	1000	General	58001	Unappropriated Exp	0000	No Department	100.00 019574
3/18/2026	John Malby DVM	1000	General	31414	Contract Services Animal Cntrl	0626	Animal Control	1205.47 019575
3/18/2026	John Malby DVM	1000	General	31414	Contract Services Animal Cntrl	0626	Animal Control	1200.00 019575
3/18/2026	Novad Corp	1000	General	31400	Contract Services	0079	Plan Commission	178.91 019576
3/18/2026	Novad Technology Group	1000	General	31400	Contract Services	0660	4 D Program (Child Support)	254.27 019577
3/18/2026	Novad Technology Group	2504	Special Diversion	31400	Contract Services	0000	No Department	1495.73 019577
3/18/2026	Vai Communications	1000	General	31414	Contract Services Animal Cntrl	0626	Animal Control	8253.22 019578
3/18/2026	WPAKIA LOCAL FISCAL RECV	8900	AND CORPORA LOCAL FISCAL RECV	50100	Utilities	0181	No Department	176.20 019578
3/18/2026	CITY OF BOONVILLE (LIT/PB/SFTY)	7331	LIT	50100	Dist. To Gov'T Units	0000	No Department	29547.92 019580
3/18/2026	CITY OF BOONVILLE (LIT/PB/SFTY)	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	24184.63 019580
3/18/2026	Clark-Treasurer - Chandler	7331	LIT	50100	Dist. To Gov'T Units	0000	No Department	42107.82 019581
3/18/2026	Clark-Treasurer - Chandler	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	39816.25 019581
3/18/2026	Clark-Treasurer - Elberfeld	7331	LIT	50100	Dist. To Gov'T Units	0000	No Department	7022.67 019582
3/18/2026	Clark-Treasurer - Elberfeld	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	7322.17 019582
3/18/2026	Clark-Treasurer - Lynnville	7331	LIT	50100	Dist. To Gov'T Units	0000	No Department	10312.70 019583
3/18/2026	Clark-Treasurer - Lynnville	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	8438.92 019583
3/18/2026	Clark-Treasurer - Newburgh	7331	LIT	50100	Dist. To Gov'T Units	0000	No Department	10010.83 019584
3/18/2026	Clark-Treasurer - Newburgh	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	43913.17 019584
3/18/2026	Clark-Treasurer - Tennyson	7331	LIT	50100	Dist. To Gov'T Units	0000	No Department	2026.82 019585
3/18/2026	Clark-Treasurer - Tennyson	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	2098.75 019585
3/18/2026	CLERK-TREASURER-VICTORIA WOODS	7331	LIT	50100	Dist. To Gov'T Units	0000	No Department	8434.58 019586
3/18/2026	CLERK-TREASURER-VICTORIA WOODS	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	8733.42 019586
3/18/2026	Pigeon Trap Fire Dept	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	1461.08 019587
3/18/2026	Truette - Ohio Township	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	64662.25 019586
3/18/2026	Truette - Station Township	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	14999.25 019589
3/18/2026	Yanketown Fire Dept	7331	LIT PUBLIC SAFETY	50100	Dist. To Gov'T Units	0000	No Department	2161.33 019590
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	16.16 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	127.84 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	167.96 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	158.17 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	159.83 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	16.28 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	11.14 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	66.41 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	206.05 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	25.29 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	123.90 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	28.77 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	11.14 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	632.89 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	190.74 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	5.47 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	166.16 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	5.47 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	19.81 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	3.04 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	179.78 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	87.88 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	8.08 019591
3/18/2026	CenterPoint Energy	1219	Park & Recreation	33000	Utilities	0000	No Department	101.62 019592
3/18/2026	Alpha Laser Services	1000	General	22401	Supplies Animal Control	0626	Animal Control	181.57 019593
3/18/2026	AMAZON CAPITAL SERVICES	1000	General	22400	Communication	0000	No Department	92.47 019594
3/18/2026	Boonville Utilities	1219	Park & Recreation	33421	Contract Services WK	0000	No Department	1839.50 019595
3/18/2026	Chandler Utilities	1000	General	33000	Utilities	0008	County Assessor	16.48 019596
3/18/2026	CHARTER COMMUNICATIONS HOLDINGS	1219	Park & Recreation	33400	Communication	0000	No Department	119.50 019597
3/18/2026	EVANVILLE REGIONAL	1112	LIT Economic Development	50300	E.D.C. Assistance	0000	No Department	4500.00 019598
3/18/2026	First Advantage Insurance	1219	Park & Recreation	34100	Official Bonds	0000	No Department	133.15 019599

