

Vermillion County Commissioners

Meeting Minutes

October 07th, 2025

Commissioner's Courtroom, 2nd Floor, Courthouse

- I. Call to order
- II. Pledge of Allegiance to the Flag
- III. Roll Call - **All Present**
- IV. Approval of Minutes September 02nd, 2025
Peebles motions, Hess seconds
All in favor, motion carries.
- V. Approval of Claims from September 5th, 12th, 19th, 26th and October 3rd, 2025
Hess motions, Peebles seconds
Peebles seconds all but the one claim that has his check listed from August 15th, 2025
All in favor, motion carries
- VI. Approval of Payroll September 12th and 26th, 2025
Peebles motions, Hess seconds
All in favor, motion carries
- VII. Public Comments:

- Brandon Ruth- I just wanted to touch upon two things with a slower moratorium.

After the failure of the passage last time, last commissioners meeting, I solicited from the commissioners via e-mail for your input. I wanted to know where the commissioners stood on the moratorium. I think was fairly clear from the meeting where Mr. Dunavan stood. If I remember correctly, Mr. Pebbles asked to have the moratorium extended to a year, so, I think that's indicative of something. I didn't hear any comments from Mrs. Hess about Pro or against.

So, I did not get anything back from that e-mail except for Mr. Dunavan. So, I'd like to, if you could take a few moments now just to clarify your stance on the moratorium and where you stand on enactment or not enacting it and what your reasoning would be.

And again, I can summarize what you gave me, RJ, if you want.

Dunavan- Yeah. I mean, yeah, that's fine. And I'll just preface this to the entire audience here tonight. It's up to the commissioners if they wish to engage in in the public comment. Historically, a lot of commissioners don't do that. I'll leave that up to the board tonight to the commissioners if they'd like to engage in that. You can summarize mine or I can read it verbatim from my e-mail. It's up to you.

Ruth- I've got it right here. So, Mr. Dunavan said he's still 100% in favor of moratorium. He was willing to move from one year, which is proposed to last commissioners meeting, to a shorter moratorium as a gesture of goodwill if other commissioners agreed to do so. He objects to the Apex project in particular because he's he said that only a few months ago did I learn as a commissioner that APEC change course and now their project covers over 1500 acres of land. And covered land from 36 to 71, one covers land from 36 to 71 to 163. He says that they're changing the game and the second part of it I do not consider what they did is acting in good faith, but for Vermillion County of the Board of Commissioners. And again, that's one of the reasons you want to add to that. So that's kind of basis for wanting a moratorium, which I want to stress the moratorium is not a ban on solar projects in the county, it's not a ban on commercial solar projects at all. It's simply a pause given that this is one of the first major projects that we're looking at the county, it's a pause to see if our ordinances are in line with what the public wants.

Dunavan- Sure, you know, and, and to echo a little bit on that Apex applied for their solar permit under the current UDO last Thursday, so any moratorium if passage tonight would not affect that project.

Now to Brandon's point of my e-mail that I had said about changing the game, I've been here since 2018 as a County Council member, then as a Board of Commissioners in 2020, then re-elected in 2024. Back in 2020, Apex had told us the Board of Commissioners at that time they planned on using old mine ground down in Clinton and it is factual in my e-mail as I stated when I attended the Saint Bernice public meeting, that was the first official map that the commissioner that I had seen. So, when I use words of not acting in good faith, that's what I mean by that, by solar company; is that if they change course mid-year, they could have involved the Board of Commissioners and to Misty and Bills of defense they were not here prior to 2025, so they would not have been in these conversations.

So, yeah, I do believe a moratorium is good. I think the powers that be, whether it be the commissioners, the County Council, the APC, the zoning board, drainage board, I think its time to take a pause, look at our solar ordinance and see what this community wants or where we should put it.

I think there's a map somewhere and I don't have it in front of me tonight, but I believe there's five other pending projects that have signed leases in Vermillion County that will cover from 174 down to 163.

So, the question the community of 16,000 residents, which each one of us represent up here have to ask yourself is do we want Vermillion County to be covered with solar panels? That's a question. And I represent not just the land owners, I represent everybody from Vigo County line to Fountain County line to the Parke County line. So anyway, Brandon, I know we're over 3 minutes, but that's kind of me going, going in the little bit.

Ruth- In my response to you, I said that those of us that serve in the capacity of commissioners or board members, and I'm not here speaking on behalf of APC, but I am on the Area Planning Commission. We're beholding the best interest of the common good of the county, not the special interests of companies or individuals.

So, I think that there really has to be the basis of whether or not we want to enact a moratorium and then the decisions that we base, you know, any ordinances we might want to change in regards to, you know, the time we've been given through the moratorium. I also wanted to mention that there's a petition that I put out just a few days ago in favor of the moratorium. It's almost to 100 signatures. It's fairly clear from just that, it's 100 people roughly plus or minus from that sampling that people in the county are opposed to the expansion of solar in the county. So, I really think that that's something that, you know, the commissioner should heed and that, you know, people like myself and serve on a council or the Commission also need to take into consideration.

So, and again, I don't want to put anybody in the spot that if you wish to comment maybe after public comment, like I said, about, you know, your views since we've already heard from Mr. Dunavan. So, if we could hear from the other commissioners, I would appreciate that.

- Michael Turner- I'm in favor of extending the moratorium to a minimum of at least a year.

I am opposed to the construction installation of commercial solar panel farms on good, highly productive farmland here; private homeowners, properties, residential developments, or local communities. I'm recommending no commercial solar panel forms being allowed to be constructed and installed within a one mile, minimum one-mile radius of any residential development community, such as, but not inclusive of, the Martin Subdivision, Vermillion Hills Subdivision, the towns of Clinton, Dana, Perrysville, communities of Cayuga, Fairview Park, Jesse, Newport, Quaker, Raleysburg, and the others within our county.

As stated in the Vermilion County Comprehension Plan that was adopted by the Vermillion County Commissioners on March 15th, 2022. Chapter 10 includes the following statement.

“Strengthen and preserve, remain county agricultural land and prepare the next generation of

farmers for the future.”

Then in Chapter 11 of that same document, it states that “Vermillion County supports the preservation of woodland natural resources throughout the county.”

Now, one of the comments, my dad always said he's going to gripe about something, have some solutions. So, here's some offerings, some thoughts. If Vermillion County were to consider permitting and the construction and installation of commercial solar panel farms within the county boundaries. I'm offering the following thoughts in accordance with some restrictions as mentioned utilization of poor underproductive claim, reclaimed strip-mining areas with information county which was already just previously mentioned. Utilization of four underproductive low cash rent farmland areas. Consider constructing and utilizing covered carports on large parking lots such as Walmart, Elanco.

Might even consider the rooftops as an exemption from the one-mile minimum radius that I mentioned. Consider utilizing the rooftops. Maybe the International Paper or the Mega rise warehouses and buildings. Work in cooperation with the State of Indiana, INDOT; maybe the US government in the federal Department of Transportation utilizing the right of ways and the medians that are currently not being used as other countries are using for their little wind turbines and what have you. Again, with the restriction being it cannot be within a minimum of a mile within residential or communities. There are places like that within our county that are available without losing our valuable fund for it.

- Ron Mack- I am in favor of extending the moratorium for several reasons. I am not anti-solar like Mike. Just related to plus the old 100 acres across me like a better believe that be signed up because it takes twice as much money to get 175 bucks of corn as it does out there.

So, but having said that, I don't think Apex is ready and I don't think the county is ready. And the reason I say that is I'm the guy that all the engineers call. I get the calls from the environmental guys, like from the structural guys, from the design guys, and they want to know, hey, what's your roadway limit? We don't have these anywhere. We don't know. They're not published. What's your bread? Wait minutes? I have the INDOT figures, but I don't know if that's the latest inspection. They want to know what your road driveways are. We don't know. We passed an ordinance last year. I think Jon or RJ, you can remind me. I think it's 15 feet from the center line of the road.

What do you do if the Streets Rd. are 60-foot, 70 foot and we do have some of those roads? We don't know what we don't know and we're just not prepared. We don't have all the building blocks quite in place to support any kind of major construction. Now I can tell you that I recall when I was in junior high and Lily came to town, my dad, Don. Banker from Bloomington, Mrs. Haggerty, her brother they all got together and they put a plan together and they had all these details worked out. And that's what Don, when he was in the state Senate, that's what he took to, Lillian handed.

We don't have that and we're not. I'm afraid we're going to be shooting ourselves in the foot someplace down the line.

The reason to say Apex isn't ready is because of these things, if you look at their map with their application, they're showing road right a way and we don't know that those right a way is accurate. And part of the acreage they're showing. I forgot what it is, 300 - 400 acres. Most of that acreage is a regulated grain. And a lot of acres drained you there. And as it now stands, I'm not going to speak for their board, but I bet \$100 they won't give any permits for any kind of construction in that area until, until there is a fine detailed plan are going up measures taken to take care of that drainage or replace that drainage.

So, I'm just I'm just saying. Yeah, it's probably in some places it's probably a really good idea and it's good for the county, but I just don't think we got our ducks in a row yet and that's not going to happen overnight.

It takes time and it takes a lot of manpower to study these things and put things the way they need to be done.

- Neil Costello- I am in favor of the solar farm being built. I'm not in favor of the moratorium. I don't, you know, if we go off of we're not ready yet. How did anything else in this county get built? I mean, how did Eli Lilly get built? How did anything get built here?

We're ready.

The right of ways, all that kind of stuff, drainage, that's up to the engineers to design these projects.

This is going to be the third largest taxpayer in the county. They're \$270 million investment. I don't know anybody else investing that kind of money in this county. We're always looking for something. There's nothing else out there that I know. 200 megawatts that's a fifth the size of the cubic power plant, which is going to be closed. They said that they're going to build a new gas turbine plant, I believe them, but that's not totally done yet.

Duke Energy has 10,000 megawatts of solar at 180 sites in 16 states. Duke Energy wanted to build something here. We're going to tell them no.

Passing a moratorium puts the brakes on a lot of things. It's not just a solar project. It's going to be every kind of project because every time something doesn't fit our needs or our likes, we just put the brakes on it? We look at a zoning ordinance or something that was just create, we just created that. Now we have to go back and check it again and make sure everything's right? Should be right now.

This is private land we're talking about and I don't like to tell people what to do with their private land. If they think they can make more money off of it with a solar farm, I'm an agreement with that. Apparently, they think they can versus crop production. There's a lot of crop land in Vermillion County. The whole county is not going to be covered with solar panels. That's not possible. There's only so many megawatts that can be produced and connected to the grid and we don't control that. That's controlled by regional direction on the grid.

So, I really think that we leave that up to the professionals. This area of the state should be proud of its history in producing power for the nation. You got power plants from Evansville all the way to the wind turbines up by Kentland, but further. And we're right in the middle of it. We always have been. I don't know if we could build the Duke Energy coal plant nowadays. You know, could we, we can't get a solar farm going here. How are we going to get, you know, something like that? How could we ever have built the cue the power station? People talk about they don't want to see a solar panel. What about all the people that's had to look at the smokestacks for 30-40, 50 years of Cayuga? There's another power plant right across the street that was built, a gas turbine plant.

There's a solar project now. It's half in the rise, half outside the rise. It wasn't, you know it was it's going. Why isn't it pushed out? And if, if everything should be, if all we should be focused on is crops, then let's turn the rise industrial park in just a big farm field. Let's not even have an industrial park. We can't even do this. But that's my view on it. I'm out of time, didn't get to anything else, but.

Dunavan- Thank you, Neil. Neil, I did have one question for you, if you don't mind, you mentioned Apex is going to invest \$270 million investment as there as the President of Commissioners. I'm interested in hearing you know where you got that number from?

Costello- There they had a, we had an executive meeting with the council with them and that's what I believe the figure was a \$270 million investment. The county was to receive \$500 million or \$5,000,000 in economic development payments over 10-year period which quite a bit for the sure. No, I didn't even get that. I don't even talk about the money.

Dunavan- And I think that brings me to my original statement that I made to the public and to everybody here and watching is that this meeting or this numbers that Mr. Costello is Speaking of is an economic development agreement, which is fine and dandy, and the commissioners would entertain that with any big business coming to the county. But I read a letter from Councilwoman Furry detailing some of these numbers that you had mentioned. And it's concerning to me as the board president that represents this board, that none of us sitting at this able on this side of this table is heard any of those numbers, not one number, financial numbers at all, not none of those numbers, no EDA agreement, no nothing. So, when I talk about a company that doesn't share that information. Now mind you, Apex did send us an e-mail yesterday after I made a phone call to him Saturday, but that's after the fact. So again, if there's a business that wants to come in and negotiate and talk to the Board of Commissioners, we entertain that.

But I know no commissioners sitting here has received any documentation.

Costello- I can't answer for Apex. If they have reached out to you, that's not on me, that's on them.

Dunavan- But I know, but to come here and speak of the economic benefit.

Costello- I speak about it because it's the information I have. I don't know what you have.

Dunavan- No, I understand. I'm just letting the public understand that that the Board of Commissioners does not have that information.

Costello- OK, Well, I wish it was a billion dollars.

- Inee Mayhan- I am the Veteran Service Officer and I have my numbers for the Veterans Service Office for this last month, and I currently have 29 veterans who are receiving over \$41,000 in monthly compensation. I signed up 11 new veterans and we lost one.

We have a lot of changes coming up with the property tax and how that is done. So, I want to plead with the veterans, if you have not come in to file a claim with me or another VSO, please get in because the deductions you can get on your ratings will impact your property taxes and what you pay.

The third Wednesday of every month I will be working out of the Clinton City Hall.

Also, I want to take a moment and extend my sincere gratitude to all the Vietnam Veterans who have visited my office in these last few months and thank you for entrusting me with the endeavor, for sharing your personal accounts and letting me file your claims on your behalf.

The stories that I have heard will be preserved and recounted, and I realize and acknowledge the profound courage that each one of you have demonstrated anytime you walk through my door.

And then also there was a Thrive West Central owner-occupied Grant and that we had several people residents in Vermillion County signed up for. I've talked to a few. They have not been notified by Thrive about the no go on this round of the grant. So, I don't know.

Dunavan- they're supposed to notify them, I believe so.

Mayhan- OK. I've talked to a couple of them this week and they have not heard anything.

Dunavan- And that's and that's disappointing because the commissioners are very, very excited for that program. And I think and some internal discussions we plan on reapplying next year for that as well because I think Inee you solicited what 2020 people?

Mayhan- yes, and as they were telling me, you know, their stories or whatever, they were crying because they prayed and they thought, you know, this was the answer, to their prayers. And it's like the rug has been pulled out again from underneath them, so, we need to do something to soften the blow.

Dunavan- Yeah. If you could extend anything to him, I would say that the Board of Commissioners plan on reapplying for that owner-occupied next year. At its earliest opportunity, and I think there's four applications, but, we should be ready since we already have all the information. But I assume we'll apply in round one of 2026. So, I don't know if that's January through March or what that, you know, first part is, but I would just relay to him that the commissioners are steadfast and trying to get that grant money as soon as we can.

- First on the agenda- EMA-911, Director Jimmy Miller Jr, requesting a county credit card for the EMA office. To use for office purposes and travel and training.

Peebles motions to accept EMA 911 Jimmy Miller Jr to get an office credit card

Hess seconds

All in favor, Motion carries

- **Ordinance 2025-18** Vacate Alley- James Rigsby (second on the agenda)

I'm here to get my allies closed and the property.

Dunavan- And Jim, walk us through, you own on both sides?

Carpenter- I have on the overheads now the map. So, he all four of these lots right here. He owns all that entire block and all he's vacating is the platted alley that runs between the lots.

Dunavan- you did fill out all in this area information and the Auditors office last month.

Want to make sure all the all the protocols is followed before we approve one.

I don't have any other questions. I know you'll pay a little bit more tax on the property now since you own all that 10 foot right of away or whatever that is.

Peebles- Are there are there right of ways through there for the ask line or telephone? None of that. I just want to say we can vacate it, but that doesn't vacate their right of way if they haven't..... I have no opposition to it.

Hess- I did not have anything.

Dunavan- **I'll entertain a motion to approve County Ordinance 2025-18 as presented to the Board of Commissioners.**

Peebles- I'll make the motion.

Dunavan- I have a motion by Mr. Peebles. Do I have a second?

Hess- Second.

Dunavan- Do I have any further discussion? Hearing none, I'll call for the vote.

All in favor. Motion carries.

VIII. Open Issues:

- a. **Ordinance 2025-14** Establishing a Temporary Strategic Moratorium on new commercial solar project in Vermillion County, Indiana
- Last meeting, the commissioners read in its entirety the county ordinance. It was not passed unanimously, therefore we are here for a second reading.

I'll open it up for discussion among the commissioners. We've heard some public comments tonight and let's open it up for discussion among the commissioners.

Hess- I don't have anything. Do you have anything, Bill?

Peebles- I don't.

Dunavan- OK. I'll just briefly say a few things. You guys heard me earlier in the meeting, I think you know, if the concern was holding up, you know, the Apex Solar project again, they've applied for a permit last Thursday.

Carpenter- They've applied for their special exception.

Dunavan- I stand correctly special exception with the APC/ BZA and with that map, as I stated earlier, there are four or five other solar projects and I think it is prudent for the Board of Commissioners and Zoning and Council and Drainage to look at the big picture of the county. And as I stated in my e-mail to Mr. Ruth. I'm not one to say let's do a five-year moratorium because I'm not anti-solar or you know, super in favor of solar either.

However, I do think being the stewards of the county, we are basically the HOA of Vermillion County and we have to decide, you know, what the county looks like and what projects are allowed or not allowed. You know, Mr. Turner had mentioned, you know in our UDO, in Chapter 10 it says, "strengthen and preserve ag ground" and Chapter 11 it says, "support preservation of woodland, water, natural resources."

You know, I've heard a lot of issues raised to me as a commissioner that we shouldn't tell land

owners what to do with their private property, which I resonated with to an extent. However, you know, the county adopted an UDO document here that is over 100 pages long. And if you have not read our UDO, you will see that the county dictates many things to private land owners. We dictate that your fence can only be so tall. We dictate that you must have a minimum one acre or two acres for house to be built on for your septic.

So, we already are regulating individuals and their property. So, if the opinion of the Board of the Commissioners is that we should not be regulating individuals' rights, then I would suggest to the Board of Commissioners tonight that we repeal the UDO and its entirety because there is multitude of things in there that we are regulating people. And I don't think you can have it both ways. I don't think you can say, you can do what you want with your property. However, now I'm going to tell you how tall your fence can be. I don't think that's just, I don't think that's right to tell our land owners that.

But again, I think with the moratorium, and I'm open to a 30-day moratorium, I'm open to a 45-day, 60 day. I think this should be a top priority for the county. I think we're failing developers in this county. You know, companies like Apex or Green Energy or whoever the company may be, when they look at our current ordinance, it basically says as long as you can fit this small parameter, you can place it wherever you'd like in the county.

Instead, I think the county should designate or look at our map and say, "we think these seven areas are the best areas for solar development like the Vermillion rise mega park or the old vermilion ground here". Instead we're failing them because we're letting them say, "go pick your" property and then when they do, you're going to have adjacent land owners that don't want it next to their property. You know, we have a housing study. Thrive was mentioned earlier tonight. We have a housing study that's getting ready to come out that is going to say, hey, you need housing from apartments to single family to multifamily use. And with that, if we cover the majority of our county, you know, we're talking a 200 megabytes project.

Project covering 1600 acres of farmland. If someone would point out to me in the United States where these massive solar projects have been built and where new housing subdivisions or residential been built next to them, please show me because I have not seen it.

Now the houses that are next to them, now they will be there because they can't up and move their house.

So, I thank the county really needs to think about this thoughtfully and critically, that let's not just take the \$5,000,000 or whatever that multimillion-dollar amount is. I'm all for the money, I'm all for this, I'm all for development, but let's do it regulated. Let's do it the right way. Let's look at the entire county, not just short term, in the next 30 days, 60 days and one year. Let's look at the county in the next 10 years and what we want Vermillion County to look like.

And again, if we don't want to preserve as our UDO states, if we don't want to preserve The Woodlands, if we don't want to strengthen our AG ground, then let's take it out.

Because to me, our UDO is very hypocritical in what we're saying. We say one thing and then we're doing the opposite.

And I think that sends a mixed message to developers, to the residents we represent in this county. So, I would like to ask the commissioners for support and I know I won't get it for a year moratorium. But again, I would like to ask for the support of a 30-day moratorium or something short to bring all the powers that be in Vermillion County into a room and discuss what the future of Vermillion County looks like.

That's my 2-minute elevator speech to you guys.

Hess- So, do you know if they've been working on it the last 30 days? Because I feel like that was a 30-day grace period they could have been working on it for? For the UDO, for the four pages of solar. Have they looked at that? The last 30 days if you have 30 days to look at it.

Dunavan- I would have, I don't know who, I mean, Penny, has the APC looked at the UDO when it comes to the solar at the last meeting, I assume you guys had a meeting between our last..

Carpenter- I was out with COVID, that meeting. So, I was not present.

Dunavan- Brandon, do you know what was discussed at the last APC meeting?

Ruth- It was not set on the agenda? No, it was briefly discussed.

Dunavan- OK, yeah, so I but, but again, I think it involves more than just the APC. I think it's the commissioners, it's the councils, the fiscal body, it's the drainage board. I think everybody including the RISE board, you can include them. I think everyone needs to be in a room and decide what this looks like. Because again, I do believe we failed the developers to an extent. You know, we failed them by saying this is our ordinance. And then when it comes to, you know, like last meeting, we had two votes last meeting to approve a one-year moratorium.

You know, and then come to the night. I don't know how it'll play out tonight, but you know, last meeting we had two votes for that. So yeah, I would like to just, you know, ask for your guys support for a minimum 30-day moratorium to bring the people together.

Peebles- As we speak of regulations in the UDO, there are also regulations that the Apex project, the Willis Creek project has to go, you know, they have to go buy those regulations just as well as anyone else and to pull the UDO and say we're going to resend it and not, you know that that to me, that's crazy. We passed that UDO. The three of us put that UDO into law.

Dunavan- Oh, I agree. I agree with you.

Peebles- It's not that old.

Dunavan- No, I don't. I don't disagree with you the point I'm making it is...

Peebles- After how many revisions on solar farms have taken place already to get it to that point to where we'd say we pass it.

Dunavan- Well, the solar ordinance was passed in 2020. I don't know, Penny, do you know if there were maybe one or two revisions done to the solar ordinance?

Carpenter- There was from the original approval of 2020 and then we took that and just put it into the UDO.

Dunavan- There were no changes to it in the UDO.

Carpenter- Not that I recall.

Dunavan- I think there's amend between that and UDO...

Carpenter- From the original.

Dunavan- There was an amendment somewhere. I don't recall what it was. Mine is if we're telling people they can do what they want, their property and then you do needs revisited because there's multiple things in there where the county is telling people what they can and can't do with their property.

Peebles- As long as they follow the guidelines in the UDO. I mean, there there's a, it's a two-page thing there, I mean.

Dunavan- Yeah, I guess what I'm saying is if we're going to tell you can't put a fence, so it's all on your property, but then we tell you, you can build commercial solar because it's your ground and why are we telling them that they can only build a fence so tall?

Peebles- It's regulated. It's regulated in that blue book you got right there.

Dunavan- No, I understand that. But I'm saying why is the county? My question is why is the county regulating that if we're telling them they can do commercial solar?

Those are the two. If you're comparing the two, why is it one OK to do on your property the other one isn't?

Peebles- Because they all have regulation specific to the issue, that that's my opinion on it. That's how I see it. I mean they're.

Dunavan- Commissioners. Any other comment? Is there any support for moratorium, even in a minimum 30 days from any commissioner?

Peebles- Not at this time.

Hess- Not this time.

Peebles- It's too much, in my opinion, too much of an economic shot in the arm for this county that this county needs.

Dunavan- OK. And then we're under the understanding that a moratorium does not affect the Apex product if this is future projects, so, I guess help me understand your comment then on that, because you're saying it's an economic shot in the arm, which you haven't. Have you seen in the economic impact or economic development agreement sent to you?

Peebles- just through emails from council members.

Dunavan- that we just received the last couple days? So again, I've not received any economic plan or documentation.

Peebles- What about for that farmer out there that's leased their ground with that, you know they own that ground so they've leased their ground to Apex because through time, they can make more money leasing that to Apex and they can send somebody out there to work the ground, to grow a crop to a great, I don't know, raise animals on it, whatever that farm grounds used for. It's they are the steward of that ground that that ground that they own some of it's been in their families for generations and they are the stewards of that ground, that land. Not me. I don't own it.

Dunavan-Yeah, No, I don't want. Yeah, I don't disagree with your comment there, Bill. The question I have is there's no support for a short moratorium. I'm asking why would there be no support for a short moratorium when it does not affect the Brouillets Creek project? That's my question to the commissioners.

Hess- So, do we have things in the hopper that's waiting?

Dunavan- Again, I think the problem that I would see is these other four or five projects around Dana, by Cayuga, outside of Cayuga just north of Perrysville and the I74 corridor are all signed leases in the recorder's office and you can (I don't again, I don't have I showed you guys the picture of that map the different companies) and we can wait until a company comes and applies for another special exception but then again, is the discussion going to be again, it's their land, it's their thing, let's address it later on. I'm trying to be proactive and say before those developers invest what Apex did for five years; I know Megan's back there, millions of dollars, I don't know how many millions. It's a lot. But, they've invested millions and I don't want to do that to another developer. You know, if we're deciding or not deciding if we're thinking about changing the realm of how these things are developed, then I think we should do that now while Apex has already applied for their permit or apply for their special exception and why we have time before the next one comes in and invest on this.

Peebles- My question is why do you need a moratorium, if no one else is knocking on the door right now.

Dunavan- I don't know that they're not knocking on the door. That's the thing.

Carpenter- There are eight other companies looking at Vermillion County. They've already signed leases or memorandums.

Dunavan- So, eight companies, and I'm saying the longer we wait the harder it'll be for any commissioner to say, well, now they've invested half a million, \$1,000,000, let's not do it. Well then when your county's covered in solar panels and then the schools come to the commissioners and the council and say, hey man, my school enrollment's declining, we need housing. Well, good luck. Because where would you like the developers to build the houses? Where would you like them to build? Because they're not going to build next to solar farms. So, let, let me know what our answer is to the schools, unless we're just going to give the schools all this economic development money so they can still stay afloat.

Because our 16,000-resident population, I don't see growing if we have solar panels covered from 74 to 163.

And that's just the grand scheme that everybody has to look at and that's why I'm asking again for some support for 30-day moratorium. But if you guys don't want it. We will move on to the next item on the agenda.

Peebles- I just, you know, facts and exaggeration covering the whole county. It's not going to happen. I don't think there are enough people sitting in this room that do not want solar panels that will not be covered from one end to the other.

Dunavan-Bill, I showed you that map last night and there are panels. You will literally drive 63 and see them in each Township that you drive them.

Hess- So, I don't think we need a moratorium put in place if we for 30 days, if we just want to look at the UDO and have all those people in the room together, I think we can do that without a moratorium. I think we go ahead and move forward if that's what we want to do. And I support that. We can go in, we don't have to put a moratorium in place to have those conversations. I think we move forward with those conversations and go ahead and have those meetings with the people, including us, the council, APC, the draining board, whatever it is, whoever we need to have at the table, I don't think we need a moratorium put in place for that.

Dunavan- And then that's fine. If we're going to move forward with that, then I'd like support from the commissioners to move forward on setting up a meeting here in October with the powers that be to review the ordinance, review the solar ordinance in its entirety. Look at it, go through the ordinance. And if you don't have issue with it, that's fine. But I think it's prudent to go through it, review it, talk to the APC members, talk to your council members, talk to your constituents and see if there's anything that you deem that needs to be changed in that.

And I will send out an e-mail tonight, include everybody on that and see if we can set up a meeting if you guys are good this month of October.

Hess- Sounds good.

Dunavan- Bill, are you good with that? OK, so ordinance #2025-14, we will not read for a vote because it has been made abundantly clear tonight two members are opposed to any moratorium. For the record, I am in favor of a moratorium. I was willing to go 30 days up to a year. And I just want that stated for the for the record.

Peebles- But we will record, I'm not so.

Dunavan- It's fine. Two members of the commissioners are not in favor of moving forward to the moratorium, and that's fine.

b. Ordinance 2025-16 Adopting certain roads into the county road system

- Commissioners 2025-16, you guys asked to review those roads. Those roads include the following Mockingbird Dr. Oak Ridge Dr. Redwood Dr. Beachwood Dr. Ashwood Court, Popeye's Lane, Crown Hill Blvd. Donetta Dr. Robertson Drive, Tonya Drive, Zellwood, Laura Lane and Heatherwood Lane totaling 2.5162.

As it was last meeting, these have been approved by the highway department. This was something started with the former Superintendent to bring roads that the county was maintained up to the state inventory list, the state recognizes Rd. funding and these roads have been maintaining for a multitude of years.

Like I said, former Superintendent approved this. Current highway board of directors approved this.

I'll open it up for any comments or questions or concerns.

Peebles- When did the board of directors approve it? I haven't seen that.

Dunavan- They approved in one of their meetings. So, it would have been prior to the last meeting that we had that they would have just okayed it during their meeting and that's when Tia had sent it to us because you don't do any of that without their approving of the

stuff.

Peebles- Somehow, I haven't seen where they've approved adopting these and I would like to table this again until next month until I can see where because the discussion I have with Brian was different than they approved them so.
It's a lot more man hours on snow plow to go into those cul-de-sacs and snow plow and that that they are not snow plowing right now.
It's a manpower issues come winter time.

Dunavan- OK. So, I guess my question to you is, and is Brian against accepting things because it was my, it was my understanding from Tia that the board approved this unanimously to send to us.

Peebles- I have not seen that until you're just now telling me that I have.

Dunavan- I'm saying Tia when she emailed that, that's what that is. She's emailing that on behalf of the board that they've approved that. So, I'm asking is Brian retracted what he's wanting to do then?

Peebles- No, I'm not saying that. I'm saying I have not seen where Tia has sent the e-mail saying that the board approved it. Did they just send it to you?

Dunavan- No, this was, this was emailed. Like I said, this was on our agenda in September, so it would have been sent in late August. So, it's probably in your e-mail somewhere that this was added on.

Peebles- Until I read that and say that they all swore blast off on it and I'm not ready to approve them or adopt them, however you want to say.

Dunavan- yeah, I guess we'll add this to the agenda for next meeting.

- c. Fee schedule for WTH Electronic Map Data - For the fee schedule, this is as stated last meeting. It's a general document. That they pay us because some companies ask WTH for data.

So, I'll entertain a motion to approve the fee schedule for WTH electronic map data that you guys have before you tonight.

Peebles- I think the discussion last month was around not understanding the fee that I thought maybe that we were paying the fee. It's somebody paying us.?

Dunavan-Somebody had reached out to WTH and requested certain layers from the WTH map. And when they do that, Vermillion County will receive X amount of funds per the layer. And I think this one here is like what, \$750?

Peebles- I'll make the motion that we allow that to happen.

Dunavan- I have a motion by Mr. Peebles to approve the fee schedule for WTH electronic map data as presented. Do I have a second?

Hess-I'll second it.

Dunavan- I have a second one. Miss Hess, any further discussion? Hearing none, I'll call for the vote. All in favor, Motion carries

IX. New Issues:

- a. **Ordinance 2025-18** Vacate Alley- James Rigsby (second on the agenda)
- b. PTABOA Appointees – So, I'll just read Paige's e-mail off for everyone. "I wanted to inform you about a necessary change regarding the appointments to the PTABOA board members. Currently, you appoint 2 members and the council appoints 1. To ensure compliance with HEA 1509, effective July 1st, 2025 and to prevent the entire board from being replaced simultaneously, the appointment schedule needs to be adjusted.

I have requested the Council select their members in odd number of years while you make your appointments in even numbered years. This staggered approach will help maintain an

experienced board. If you agree to this change, please mention it at a public held meeting.”

So essentially, she's just asking the both boards change our appointment schedule and if there's no objection we can do it by agreement that we agree to that and we'll make sure our appointments.

By agreement, we agree to that and we'll just work with Paige since are there an even number of years that will be next year we are appointments.

- c. CODA Wabash Valley would like to include Vermillion County in a Domestic Violence Awareness Month

Proclamation

Whereas domestic violence continues as a social problem. And whereas the problems of domestic violence transcend economic status, race, religion, age, disability, sexual orientation and gender. And whereas the crime of domestic violence violates an individual's privacy and dignity, security and humanity through systematic use of control and abuse, and whereas the impact of domestic violence is wide-ranging.

Directly affecting families and society as a whole. And whereas foreign, 10 American women and nearly three in 10 American men are still impacted by sexual abuse, physical violence, or stalking by an intimate partner at some point in their lifetime. And whereas every survivor should know that they're not alone and they deserve better now. Therefore, we, the Vermillion County Commissioners, do hereby proclaim the month of October 2025 as Domestic Violence Awareness Month. In Vermillion County and ask family and friends to join me as we seek to change the social norms that prevent domestic violence and provide support to survivors.

I urge all citizens to actively support the activities and programs sponsored by the Council on Domestic Abuse and thanked them for their work toward the prevention and elimination of domestic violence and abuse.

- d. Purchase of the old Commissioners Laptop - Misty Sandlin is interested in purchasing the old Commissioner's laptop, which is mine that held no battery life. EAS or Convergent Technologies asses the value laptop at \$275 and she's one to purchase that. Our process, we've had people from the probation office of their offices; by their old equipment as long as we have a written estimate.

So, entertain a motion to approve

Peebles Motions

Dunavan- have a motion by Mr. Peebles.

Hess- Seconds motion

Dunavan- Any further discussion hearing none call for the vote. All in favor Motion carries

- e. CASA Director Contract with Katlyn Wells- Casa Director contract with Caitlin Wells. This was emailed in your packet for review. She is not here tonight. I think it's pretty cut and dry. I've read through it. I don't think Jon has seen any issues with any of the contracts that were sent. They're all legal.

So be up to you guys if you want to act on this. You know, the SBOA wants us to have contracts signed for pretty much everybody and everything.

So, I'll entertain a motion if you want to approve, if you want to table, we can do that. But I think the sooner the better on some of these agreements.

Peebles- Is this just a common contract like we normally would see? nothing stands out to you, nothing stands out to me.

Dunavan- Yeah. It's just a standard. It's a standard contract. And a lot of times, like in the past, a lot of contracts were signed 10 years ago, eight years ago, and they just never came back for a renewal. And some of them are automatic renewing. The SBOA would like to see the contracts every year. So, we're making sure you know, anybody that we do contractual service with send an updated one/ So those fees are the same, they get paid.

Hess- This is for January 1? This started this contract started January 1, 2025. So, it's already doing it, approving this and moving on.

Peebles- So we'll have to do this again in January?

Dunavan- Yes.

Pebbles-You don't know just what I'm expecting to see that in January. I'll make the motion.

Dunavan-I have a motion on Mr. Peebles. Do I have a second?

Hess- I second.

Dunavan- Second. By Mrs. Hess. Any further discussion? Hearing none, I'll call for the vote. All in favor Motion carries

f. Animal Shelter Management and Service Agreement

I'm going to say since its inception in the late 90s, I'm not sure exactly when Parke and Vermillion County came together. There was a handshake agreement more or less. And over the years the county, like Vermillion County, we contribute \$50 or \$55,000. I think Park County contributes \$25-35 thousand somewhere in that range. And no one really knew what they were getting for those services. So, the shelter board has worked diligently in preparing this document.

As you'll see in there, they were you know, they'll talk about dogs, animals, you know, they're how many they can have in there. So, this is just something to protect the shelter. Both counties, I believe Park County has the same agreement. I don't know if they've acted on it yet. I've read through it. I don't have any markups through it. If you guys do, the shelter board is more than willing to update that and negotiate those changes. But like I said, they've worked about a year on this getting this went through and it's a living document. So, they said even if approved. And we decide six months from now we want to change something, they're willing to renegotiate that change and work with that.

So, I'll entertain a motion if you guys want to approve it or if you guys want to read through it some more. Or if you have any comments, we can talk about them.

Pebbles- So, you're saying this is a new written contract? We have no written contract.

Dunavan- There is no written contract. It's just been, I think back, like I said in the 90s, I think there's a handshake agreement that the Board of Commissioners on both sides said, hey, you're going to help take care of animals. And over the years, they've actually outgrown their facilities. I mean their shelters too small for what they have, but they just want something in writing so they can go back inside it and say, hey, we can't take in 10 more dogs because we're at the state capacity.

Pebbles- I did read the contract and I read it through cover to cover, and I'm ready to make the motion to accept.

Hess- Seconds

Dunavan-OK. I have a motion by Mr. Peebles to approve the Animal Shelter management agreement with the Park Familiar Humane Society, and I have a second by Mrs. Hess. Any further discussion? Hearing none, I'll call for the vote. All in favor. Motion carries

g. Schneider Geospatial Professional Service Agreement

- o So, the departments that utilize this the most for the public side is going to be Misty, help me if I'm wrong here. The assessor's office, 911, the auditor's office and then the surveyor as well, right? And all department heads are in unanimous agreement to switch to Beacon because they have some other services, better services.

And I think in here the cost is a onetime fee of \$12,000 and the annual hosting is \$11,776. I was hoping Paige is going to be here because she's going to pay for some extra stuff out of her budget, right?

Is that Ron, you know or no? Yeah, I wish she was here. I was asking about that. But anyway, WTH also does the mapping for all of our sheriff's departments vehicles for their laptops. And with the new system that they're implementing for the CAD system, they will be eliminating WTH out of their vehicles. So, the sheriff's form will have a cost savings there. So essentially, WTH would be cut out pretty much from all aspects of Vermilion County.

We can review this and talk to Paige to be sure, but essentially the \$11,776 I believe is right

at the WTH cost of what we're paying currently.

Hess- So, is it split between all the departments? Is that how the cost works? They share the cost of that?

Dunavan- WTH, Ron, do you pay for certain things out of you? I think it's split, isn't it?

Mack- Yeah, I think it's split.

Dunavan- But essentially, we didn't want to switch and cost the county another \$10,000 a year. But if you want to wait for clarification, we can leave it for next month's meeting agenda or item. But they, I don't know Paige, she could tell you more about it. There's certain things Beacon offers that can help with like property cards. I think on the government side and then on the public side, it's a lot user friendly to use.

So, I made that up to you guys. We can, we can improve it, but I would, I would also recommend probably if we do approve it not starting till January 1st of 2026. That way there would be some months to transition. And I think with WTH there's a 60 day or 30-day cancellation notice. We have to give them notice and we wouldn't want to just be without any mapping system for 30 or 60 days.

Peebles- Ron, what's the benefit to your office to, to switch?

Mack- For me personally, it's on the public side. Blocks for you determine and you don't have all the menus that you have to work your way through. I mean, if you're have some knowledge about GIS work, you can get through it okay. But if the average person wants to look up and see their parcel and how it's marked and all that, you kind of got to know what you're doing to find it without a whole lot of frustration.

Carpenter- I thought it was going to be an add on to WTH. I didn't know we were.

Mack- That was my first impression. That was the meeting, but then.

Dunavan- Well, then and now, and that was what that was what Sheriff's vehicles. That was because WTH would be all their mapping for the police vehicles. But with the new CAD system, they have their own internal mapping and the Sheriff's Department has deemed that they don't need to pay two different companies that will just cut WTH out and use the new CAD system for all that mapping.

Hess- I I'm thinking that maybe we table it so then we can gather a little more information to make sure that we understand it all before we, but is there a deadline when this has to be done? Do you think this price is valid through September 30th?

Dunavan- Yeah, they said they would honor that because they did cut us a price break on the one time set up. It was going to be \$15,000. They cut \$3000 off because they want Vermilion County's business.

We'll add that. We'll just we'll put this on the agenda for next meeting.

h. Ambulance Property Purchase

- Ambulance property purchase. I'd e-mail Jon and asked him how to go about this and he said just more or less have a vote in the public meeting. Commissioners, you guys have all reviewed, uh, potential property purchase at 701 S Division St. in Cayuga. It is owned by Zeke and Renee Norman. It's the former. AT&T, Verizon, Duke Energy building.

It's a very good location. I know us have reviewed it. I know members of the ambulance committee have reviewed it.

So, I think I'll open it up for discussion and if there's any motion to approve to move forward with a purchase agreement, we can instruct John to work on that and work with the land owners on that. And the purchase price they're asking is \$195,000 for that property. And if we do move forward, we will have to do a couple things, a commercial inspection. So, we have a proposal before us tonight and then an appraisal which we're waiting on a couple of calls back because as I found out, there's not very many appraisals left in the area and some people just don't feel acclimated to do that so.

It's opens up for discussion on the purchase of the Cayuga property.

Pebbles- I think the best way to proceed from this point is to get the appraisal done with the inspection done and see where it is on the appraisal as far as the asking price and proceed after we find out what it praises for.

Dunavan- Sure, Jon. With that, what would stop the landowner from selling to somebody else if we don't have a, could we write in the purchase agreement that it's, it's contingent on?

Spurr- They sometimes call it a napkin agreement or, or a preliminary sales agreement that just kind of states what we're doing like it's our intent to buy this, it's their intent to sell it. They're not going to sell it to anybody else while we do an appraisal and come up with a purchase price?

Dunavan-Yeah, because I don't want us to spend the money on that and then two weeks later they sell somebody else. Yeah. So, would there be any, any objections to having Jon work on whatever document, something simple that states pending a home.

Pebbles-Absolutely no objection from me.

Hess- And we've talked to the council, councils went and looked at it as well?

Dunavan- I know Neil, a couple council members weren't looked at. Is that correct?
Costello – That is correct.

Dunavan- All right. Well, Jon, if you'll do that, commissioners in agreement to draw Something up there. And then with that, I'll just move Ryan along to the one that kind of coincides with this.

Proposal for commercial property inspection from Clark Inspection Services located in Clinton. They've agreed to do the inspection for a cost of \$750, I'll ask the commissioners for approval with that at 404. With that inspection.

Pebbles- approved

Dunavan- Good,
Hess- Good

Dunavan- All right. By agreement will approve the contract with Park Inspection Services and then we don't have a proposal in front of us for an appraisal, I have two phone calls incoming supposed to be later tonight from a couple of Terre Haute companies. With the permission from the board, I will e-mail those proposals to you guys and if the amount is favorable to you guys, we can proceed with that appraisal if that's good with you guys; if the authorities granted by the Board of Commissioners, I will negotiate with them and then proceed with that appraisal as long as the board approves it.

All commissioners approve.

i. Atlas Agreement for replacing the sealants for all windows

The replacement sealant for all windows, more of a formality, their contract. It didn't go over why they were up here and working against a timeline to do the work they were, for the sealant, they went ahead and did that. It was still less than what the original contract was approved for. But since it is here, we do need to go ahead and approve this. I say addendum to it and....

Pebbles- that was for the window sealant? Didn't we approve that last month?

Dunavan- I don't think it was on our agenda. I don't think I had it in it. I think we approved it after the fact. So, this is just. Because they end up not doing like one of the walls or not one of the walls end up.

Did they end up not doing some of the spindles? Is that right? (asking Ron Dunavan, Auditor)

Ron Dunavan- North side spindles were not done, saved them \$28,000 back towards repairing and fixing the windows while they were here. 116 windows in this building.

Pebbles- I'm gonna make the motion

Dunavan – We have a motion by Mr. Pebbles. Do I have a second?

Hess- I'll second.

Dunavan- Second. Mrs. Hess. Any further discussion hearing? None. Call for the vote. All in favor. Motion Carries.

j. AHW Massey Ferguson and John Deere - this is from the Board of Directors for a mow-trim. You have in your packet a couple different options. You have the mow-trim that they currently lease.

For a sale price OF \$144,000 with almost 2000 hours on it, you have the John Deere price for a brand-new mower and the mow tractor \$194,558 and then the one they are recommending is the Massey Ferguson. It is \$135,975 and that is the Board of Directors recommendation to approve that purchase.

And then if we approve it, we will fill out an additional appropriation to go to the County Council and ask them to fund that so, we can have cost savings because we're paying X amount a year for a lease and we are nowhere near getting the trees and brush trim that we need to. So just a proactive step that the Board of Directors have identified and want to move forward with.

Pebbles- Where do the additional appropriations come from to fund something like a piece of equipment like that?

Dunavan- So when we fill that out, we would ask the council where they would like to advertise from. But essentially you can do county general, you could do a multitude of different funds. So, we would just ask them where they'd like it advertised from and give them options at the meeting where they could take it from.

So, entertain a motion to approve the Highway Board of Directors recommendation to purchase the Massey Ferguson from Chrisman Farm Center.

Pebbles- I will make the motion. I have a motion, Mr. Peebles. Do I have a second.

Hess- Second

Dunavan- Second by Mrs. Hess Any further discussion? Hearing none, I'll call for the vote. All in favor, Motion carries

Misty, help me, remind me to fill out that additional appropriation for the council.

Pebbles- One caveat to that in like 4 years, what we pay in rent every year for the tractor and mower, in about four years it'll be paid for.

Dunavan- And that's yeah. And I believe that's probably, a big pushing point for that board of directors is that they not only will have it paid for, but they can mow trim a lot more roads and they're not rushing around trying to work with the schools and say, hey, which roads do you need for the school buses, you know, for blind spots. Well, Brian wasn't even done. Yeah, I don't think any of the Jeremy didn't get any sleepers. So, it'll make sense to do it that way. I don't think any of the committee or any of the districts got any of their stuff done.

Announcement: I do have an announcement here from George Sanquenetti. The local historian for I believe it's the marker this weekend.

The Historical marker dedication will be at the Universal Town Hall Saturday, October 11th at 1:00 PM. Join us for the dedication unveiling of the Major John T Chun Historical Marker.

John Chung was a commander of Fort Harrison near Terre Haute and founder of Universal, originally known as Chun's Ford.

So, if anybody doesn't have any plans, please go down and check that out as they're doing that. I know there's been a lot of volunteer work on that, but a lot of hard work into that, especially Mr. Sanquenetti.

Mack -You said you pulled the solar meetings. You're going to have those in October?

Dunavan- In October, the plan is to do something this month.

Mack- OK, we have team members of APC's going to be in Harvest and I got three members on the transport. We're not going to get those guys out of the field. I don't think so, to push it.

Dunavan- I'll put in a big e-mail for everybody and they can discuss that amongst the e-mail about what works best for everybody.

All right, nothing else. If there's nothing else before the board, I'll entertain a motion to adjourn.

- X. Adjourn
- Dunavan- I'll entertain a motion to adjourn.**
- Hess I'll make the motion. Peebles Second.**
- All in favor, Meeting adjourned**

AYE:

RJ Dun

RJ Dunavan

Misty Hess

Misty Hess

William R Peebles

William Peebles

NYE:

ATTEST:

Ron Dunavan

Ron Dunavan, Auditor

