

Vermillion County Commissioners

Meeting Minutes

December 17th, 2025

Commissioner's Courtroom, 2<sup>nd</sup> Floor, Courthouse

- I. Call to order
- II. Pledge of Allegiance to the Flag
- III. Roll Call – All present
- IV. Approval of Minutes from December 01st, 2025  
**Peebles Motion**  
**Hess seconds**  
**All in Favor, motion carries**
- V. Approval of Claims from Dec 05, 12, and 19, 2025  
**Hess Motions**  
**Peebles Seconds**  
**All in favor, Motion Carries**
- VI. Approval of Payroll Dec 05, 10 (longevity) and 19, 2025  
**Hess Motions**  
**Peebles Seconds**  
**All in favor, motion carries**
- VII. Public Comments:
  - Susan Strokes- Good evening. My name is Susan Strokos. I just want to discuss, I heard that they are going to be voting or talking about community benefits agreement from Wabash Valley Resources and I have read what was sent and I'm sure there's going to be others that want to comment on specific items but this is what I want to say in reading this.  
They are going to offer \$7 million. There are stipulations on what it can be spent on. Every stipulation that they've said that you could spend the \$7 million on benefits them. The five the roads within five miles of it, that's for them, right? The emergency training and equipment. Well, let me tell you, they're supposed to provide that. So, that money they're giving you, they're literally giving you and telling you to do this so they don't have to do it.  
That they would provide an annual training which they said that it's like natural gas pipelines. This is not like natural gas pipelines. The equipment is different. I'm telling you this needs to be taken a hard look at. And I'm not going to waste any more time. I just want to make one more statement.  
Everything in here they're taking away from you and you are supposed to govern this county. That's your jobs, right?  
That is unconstitutional when somebody takes that right away. And if you sign this, you're taking away that right and that is wrong. And at the last meeting when I sat back there and many of the members of my group can vouch for this, Mr. Pete Rimson of the company and I got up and spoke at the podium and said what he said and I'm going to repeat it. He said, "What is deal? What? I said, first of all, you want to be here 12 years. I said, you want to make your money and then you're leaving. I said, if you're going to build an ammonia plant, and this is about fertilizer, low-cost fertilizer, then why are you going to leave in 12 years? I said, you want to get your money and run. He said, no, no, no. We're going to be here 200 years.  
And I told you all put that in writing, to put their assets up, their personal assets. And right here on number eight, it basically says that they can assign, right? They can assign this to somebody else. That means they can sell it or give it to somebody else and walk away. But that whoever they give it to or sell it to, you're legally bound by this for them. And it says that whoever they assign it to will take over the liability.  
Well, I'm telling you, and this is 100%, I can prove it to you. If you need proof, if you don't believe me, their investors are overseas investors. These investors are wanting to create ammonia plants here in the United States, not just here in Indiana, but also in Illinois and also on the Gulf Coast.  
And the reason they're doing it is because they're wanting low carbon ammonia because they are wanting to use that in their power plants. Japan, South Korea. So, I'm

telling you, everybody talks about China and all this. If a company's coming here to do business, it should be a company that wants to stay here that's American owned. And that's all I've got to say. So, do not sign it. Thank you.

- Doug Martin - I'm town board president, Universal Indiana. I don't have a lot to say. I have not seen this new version. My understanding is it's pretty much the same version. But the money has been added. What is it? 7,000 now as opposed to five last time. Million.

Yeah. I mean, we put in a new well a few years ago in Universal, and I mean, it was several million dollars just for a well. I mean, you can't what are you going to do with \$7 million? I mean, this is couch change with these people. So, I'd say the county needs to first of all try to find somebody who knows something about this and to go over all these details. How long is the document anyway? Very short. Three, four pages.

So, it needs to be there needs to be some kind of independent study. Not the company study, but some not somebody hired by the company, but some kind of independent study that looks into all these possible problems that could arise because of this carbon sequestration. Yeah, and I agree with Susan. A lot of the money seems to be money that they should be spending anyway. They shouldn't, you know, what's behind that?

Also, too, if for future reference, I mean, I know everybody's busy and I haven't been able to email. I didn't I found out about this meeting last night. So, it's probably my fault for not kind of keeping up and all of it, but in the future, I would appreciate if I or Tessa Sour or somebody on the town board in Universal will be notified about these meetings so that we would know you know, how to react.

I say don't sign it. Wait, see what happens and try to do some kind of elaborate study on how much money is really needed because \$7 million is nuts. You can't buy bubble gum anymore. \$7 million, right?

So, tell them to get into them couches a little bit more and dig up their change and they'll just throw it around because that's pretty much what it is. A million dollars of these people is nothing. So, thank you.

- Whitney Bose- I live down on Range Line Road. Now, for a community benefits agreement, it sure doesn't seem like there's anything that's tailored to Vermillion County or the needs of this county in this document that is a mere two pages of technical language long.  
There seems to be a lot of legal questions that this leaves open, especially for part four where it talks about the road use and the upkeep of the roads.  
I don't know if you all have done any type of road study yet now that you have the information about their trucking and how many trucks they plan on putting up and down the roads, but I'm sure that your county road people can do an assessment of that kind and tell you what type of money it might cost to do it.  
But a onetime payment of \$2.5 million, I don't know, over the course of 12 years with that many trucks, that's a lot of damage to a road.  
Now, I wanted to bring up for me personally, my eye fell on number five of this very short 14-point document, and I'd like to read number five for everybody here in case they missed it.  
It's the section labeled further assurances. And number five says, "The commissioners commit to taking necessary steps to ensure that the performance of this agreement and the construction and operation of the project facilities may proceed without impediment."  
By signing this document, you are giving them a cart launch. You are saying we will do nothing to protect our citizens. We will be hands off and any decision that you while Wabash Valley Resources want to make will be rubber stamped by us.  
And I am certain that that is not what you are saying and that you would not allow that to happen.  
Number eight continues and says, "The commissioners agree that Vermillion County shall not take any action that would impair or preclude the construction or operation of the project".  
Now, you know as well as I do that WVR has been up here for the past 2 years claiming that there was not a single thing that you could legally do to protect the citizens of your county. They have told you repeatedly that you have no power whatsoever. And yet in

this legal document drawn up by their representation, they are asking you to sign away the very rights that they were telling you did not have.

They would not be asking for something they would not be asking for something that they did not need that you didn't have the power to give them. Do not give them that cart blanch. Do not sign off on this and say that we will not stand and protect our citizens. Tell them no. They've been here three times asking for similar things.

Once in a silk package, once with claws threatening to sue you, and now they're back again at the very end of the year, I might add, trying to rush things through in another silk package that all it hides is deceit and things that are going to be detrimental to your community. Thank you.

- Mark Usleman- I've been coming to these meetings since it started and this is the first time we've ever had an agreement. And I see a lot of entities in here where they're going to offer us \$2 million more for their road resurfacing that they want to do. And they talked about the fire departments and they will obtain training for the fire departments. Okay, they could probably get that right in their group, but who's going to pay for what the fire departments need in case they have a leak? And we've got it on pretty good word that you're talking a lot of money. And then there's one other thing. They drew circles all over their original plat of their plume. And with this new transportation route, they're going to be within 3/4 of a mile from Van Duyn Elementary School; trucking this up and down the road. Now, I don't know about you guys, maybe you've been to Las Vegas and tore them up, but you're gambling here with a school full of kids. Okay. And then I go down here to something else. The plume, I mentioned it earlier. They drew circles all over their initial blueprints. And that don't mean anything to us. I could draw them and say, "Yeah, I'm safe." Nothing's ever been said about the wind, wind advisories, or anything. Are you going to tell people that two miles away you're safe? You can't do that. But it's all going to fall back on your guys' shoulders and ladies. No matter what happens, you better cover your tracks as good as you can because you are end up the bad guys. They have put down on paper what they want. There have never been any meetings that I can recall of talking about this production really how bad it is. They talked about a few jobs in the county, but a few jobs in the county will not take a catastrophe over, will not take its place. And I talked to all three commissioners before and I asked him flat out, "Are you for this project? Can you answer that question to me tonight?" I know Dunavan said that he wasn't for it when it first started. How about you other two? And I'm putting you on the spot.

Peebles- I'm not for it.

You're not for it. How about you, ma'am?

Hess- I'm not for it.

I'm talking as much on your side as I am from my own side. I don't want it.

But if we have to have it, I'm going to tell you something else. If you think this is for anhydrous ammonia as a byproduct and the CO2, we're all badly mistaken.

What's in this production of theirs, there's big money in it. And you're going to have more traffic west of Universal than you'll ever dream of, boys. I'm telling you, this is going to be a hub.

And why it ended up in this area is because of Peabody. Peabody destroyed 16,000 acres of property out there. So, all the big boys, all the big politicians said, "Well, throw them out there. That's not going to hurt anything." But who are we going to go to after this is put into production? Who am I going to go to when my foundation is shook apart?

My homeowners, you know what'll happen there, people. Homeowners will bail right out on us. They're not going to pay for someone's houses. Who's going to pay for that?

Who's going to pay for that whole road down there proposed to come in on? It's terrible. That road's terrible. It's a 40-mph road in a car. If you drive anything over that, it's not substantial.

Peebles- You want my answer to your question you just asked? Get a hold of the DNR and get a hold of the Department of Energy. That would be the first two knocks I would make.

Usleman- All right. What about the Department of Transportation?

Were they contacted?

You're going to get more and more of these questions, boys. So, don't shut some old man off because his mind works. Thank you

- Louis (Last name unknown) I just want to read a comment and I'm not speaking out of disrespect. I'm speaking out of fear for me and my family.

As elected officials, you are to protect and serve the people who elected you. You are to serve the common person and not use your position to incur political favors or wealth. Now is the time to prove that you are not afraid of Wabash Valley Resources. You have heard the people loud and clear. They have said no to Wabash Valley Resources lies and corruption. Their \$7 million is nothing more than a bribe and a hostile takeover. Otherwise, would they why would they indicate the agreement with the county is stripped of its rights and abilities? If Wash Valley Resources is running the county, we don't need you three. Thank you.

- Scott Nogle- First of all, this isn't a benefit agreement. It's a stipulation. That's all it is.

Everywhere where they want to give you money, there's a stipulation, as we said before, that benefits them. And half these words in here, like you get so much money after mechanical completion. Does your mechanical completion mean the same thing as theirs? How do you know what they're going to consider mechanical completion?

Commercial operations, that's another one. What are commercial operations? This is so vague. It's not worth the paper it's written on. And about the training for fire departments and everything, why are we responsible for their mess? If they make this mess, we shouldn't be held responsible. All we're doing is giving the tax dollars to them for them to turn around and give to us to spend on them. Everything is benefiting them.

They're not doing anything for Vermillion County. Zero. Nothing. The only thing they're doing for us is messing up our county. And if you let this happen, you won't need to be commissioners. There'll be no Vermillion County once this all blows up. And if you let them sell us to another company, how are you guaranteed to get this money? You know what happens? just as well as everybody does. They sell out to another company, that company goes bankrupt, you're left holding the paper bag.

If they want to give us money, tell them to put \$7 million in the account, no stipulations attached. We'll take it. We'll use it how Vermillion County sees fit, not how's WVR sees fit.

We'll update our roads where we need it, not them. All we're doing is making this nice, tidy, not for them. We're paving their roads. We're doing everything for them. We're training our people to clean up their mess because they know it's dangerous. They want no part of it. Let some other dumb fool take care of it. That's what they're telling us.

So, and if you do sign this, don't take payments. Get \$7 million in an escrow account that way, you know it's there and it can't be taken back away. Get all your money up front. Don't be dumb. Thank you.

- Clate Sanquenetti- So the first thing I would do is I would email this back to Wabash Valley Resources and say before we read over this, we want to know if you got your 60%. Because they don't want to answer that question. It is a law that they have to have 60% of the land owners out there; I don't know how it broke down, whether it's by parcel or by acre or whatever it is. They have to provide 60% and they won't tell anybody and if you want that information, you're going to have to go take them to court to get it.

So, I would just send it back to them and say, "Hey, if you want to tell us where you're at with the 60%, we'll talk, but we're not even talking till then." Okay. The next thing is when they were painting their pretty picture up there at the FETTE, they said all that's going to be is just a little wellhead and a light out there. That's all you're going to see. But now they're going to truck this and you're going to see a probably a million gallon or more surge tank that's full of 1100 PSI critical CO2 because they can't pump it into the ground fast enough.



If you lose that surge tank and you have a million gallons of super critical CO2 come out, how far is that going to carry? How many people is that going to kill? Do you want the blood on your hands for signing their little contract? I would send this back to them. I would not take a dime from them because if you do, there's liabilities that come along with signing this and you guys are accepting them liabilities. Thank you.

- Cindy Pyle - Long time Vermillion County resident. A community benefits agreement is a negotiated agreement between the corporation and the community. Community has had no voice in this and what we have just seems to bounce off deaf ears.

This is not a community benefit. It's a community bribery. Please do not sign anything for this company.

And about a year ago, we made a wish list of some safety items.  
Was that ever sent to the company?

Has that ever been discussed with the company about the fire, what the fire department should get any of that?

Dunavan- Yeah. Chief of Black Diamond, Dakota Wilson, had sent the board of commissioners a wish list of things that he deemed necessary for Black Diamond, Clinton Township, and the whole county as a whole. I don't have that agreement in front of me, but I want to say it exceeded \$4 million. The commissioners had told WVR that we don't believe that \$7 million or any money for that matter should be spent on fire protection or any type of protection because that should be on them. So, I mean, Black Diamond has sent that to them and we have not heard anything back from the WVR on that.

Pyle- Any other fire departments? There's more than just the one involved here.

Dunavan- Well, I know Black Diamond worked with the other departments and our old EMA director and now Director Miller as well. So, that that was a cohesive agreement that was sent to him with a list of items, a new tank, you know, oxygen tanks. I mean, there was a lot of things listed in that.

Pyle- Well, you're here to represent us, the community, and we ask that you do not sign anything. Protect our rights. Thank you.

- Mike Kelly- I live in Fairview Park. I'm going to ask you about there's integration and amendments. This amendment including attachments shall constitute the complete and entire agreement between the two parties with respect to the subject matter thereof.

Modifications and amendments to this agreement shall only be enforceable if they are in writing and are signed by authorized representatives of both parties. Would anybody here sign that? What are attachments you're agreeing to? They're not on here. So, I wouldn't sign anything. They left it open. This company is really good at doing that. I don't think they're very good at making anything, but I think they're really good at covering their rear.

Now, I'm going to go back to my normal argument. No one has presented us with any kind of protection for the for the aquifer, our drinking water for all of us here in middle west Indiana and Middle East Illinois. Nothing, I haven't heard a thing about that part.

I want to reiterate carbon is not bad. You can let it go. Super critical carbon kills everything it touches. Even plants can't stand that. So, I don't know why we're making it or making it in a populated area, you know. So, I don't want you to sign anything. And I'm not just doing that because we don't want it. You guys shouldn't want it either because it's going to affect you guys. So, please don't sign any agreement with them. We'll work this out the long way, I guess. Thank You.

- Kathy Brock- I just got a little statement here to make. Calling this a community benefit agreement doesn't make it one. When the community isn't at the table, it's not a benefit. It's a payoff dressed up as a public good. No amount of cash can replace real

consent. You can't buy your way around safety risk, lost property rights, and the fear people would live with every day.

This is not a benefit. It's a payoff. And we're just asking you please don't sign it. Thank you.

- Doug Bohannon- Universal. I'm a lifetime resident of Indiana and Vermillion County and I demand that before they start anything in Vermillion County, we be shown an A to Z plan of what they're going to do in Vermillion County; from piping to anchors to everything that they have to do to inject this into our ground. And to me if you demand it they have to do it.

I mean I was a pipe fitter for 32 years. Superintendent general foreman. I worked for engineers. I know a lot about piping, motors, pumps. Just like he said they're going to have to have a tanker there. They're going to have to run 483 phase or 5k; I mean, they're going to have to have more equipment out there than what they just some wellhead that they're going to have to go to.

And I also read in that thing where they can put driveways wherever they want without permits from the county. So, it sounds like to me they could run a driveway across somebody's property with no permit. They just do it, you know.

But I don't see any reason that we can't put several people together. You get a contractor, electrician, pipe fitter, a millwright and go over the plans. And I'd say they have to give it to us before they would do anything in Vermillion County. And we could look it over because they they've been sneaky, slimy, and you don't know what they're going to do.

Now, we could figure it out. You know, we're not stupid. We could find out what kind of things they're trying to sweep under the rug and then see what they do. But I think we should demand that we see the plan before they can do anything. And I beg you not to sign this agreement. Thank you.

- Donald Bohannon- I've lived in Universal all my life. I'm going be little less than mile and a half away from that dump. All right, we all know the it comes from the west, the windows. That stuff does not leave the ground over 4t tall. And if that tank that he's talking about blows up, it's going to come right down that hill, right down that hill. It's going to kill everybody in my town. And it's your guys' job, your elected officials, to save our land, our water, and our lives. And the biggest part is there's miles of mine shafts underneath that place. It's already been strip mine after that. How can anybody think this is a good idea to put that dump underneath the aquifer?

I'm telling you now, you need to vote no. You need to take care of your people because they're not and they don't care.  
Thank you.

- Bill Wilson- West Terre Haute. I came up here when this first started, letting people know what was going on. We went down to Jacksonville, let them know what was going on. We had the DNR for us. And then our governor changed that. Put a yes man in there.

Anyway, I want to tell you something. Touch on something nobody's been talking about. Doug did a little bit about this carbon. I was in the Navy. I've been around high-pressure boilers 14 years. Been blew up, burn up, smash pipe, fitter 30 years. I was an all this pipe.

Now when you go down the road, you hear a tire blow up. That's pretty loud, right? That's 34-lb pressure. Now you hear a semi tire blow up. That's like 30-lb pressure. Now I was blew up with a boiler one time that's 1,200-lb pressure. That is out of this world. I mean it just like can't imagine. Now can you imagine 2100-lb pressure?

When I was in the Navy, a,200lb boiler would to take that thing apart every 1,800 hours, clean it, re-hydro it one and a half times what it's supposed to be running. Now they're talking 2100-lb pressure.

Now they got to test that pipe one and a half times 2100-lb pressure. It will never ever happen. They cannot do that. If you people don't know about something, ask. There's a lot of people out here that's got their whole lives. They know a lot about everything. But, this cannot happen.

And where I'm at down there, we're doing everything I can to keep this from coming up here onto your people's place. I said that from day one. I'm all in on this. This is for the little kids. It's not for us. Our lives are about over. The little kids have no say so. But I'll tell you one thing. I'll do whatever I can to save their lives. I saved lives in my lifetime. Just first heard of this, I told my friend, I says, "Now we got a chance to save a lot of lives, and that's what we're going to do." Thank you.

- Kurt Phelps- This is the first time I've been to one of these meetings, but I have followed this very closely because it's obviously a concern for everybody in Vermillion County, Vigo County.

I just want to remind you all, I'm sure you've been told thousand times, you are in a representative position and you're put there by the constituents of Vermillion County to represent our needs and our wants and not your own.

So, always keep that in the back of your mind when thoughts are being made and things are being read and lawyers are talking at barking fancy words. But, as far as all this, this unicorn dust and fairy dust and this plume and stuff, there is nobody on the planet that's ever going to convince me that they know exactly where that plume is.

Gentlemen, here said something about this plume. They could have just drawn a line around there and expected us stupid hillbillies that we're not really that stupid to take this into account like oh well I believe them. I don't believe anything they say 58 years old I have finally learned that I don't swallow a whole lot of anything anybody says and of all that was in Vermillion county in the state of Indiana proudly.

I just want you all to know that we are in opposition to this um I'll continue to try to come to some more of these meetings I think this is a good forum I really do appreciate all the work that you do. Thank you.

- Flo Effinger- I drove the roads today that this is going to be tracked on, truck on, all from the gates down there at the plant all the way up 63 down state line road over there. I was a four-wheel drive truck and had a hard time. I do not see a semi. One lane can't get to the sides because the sides are falling off.

And they're going to be constant on that. They're gravel. There's no base there. And they're going to go in and put asphalt over the top of some gravel and expect it to hold. And then you guys have spent all your money. Who's going to take care of them roads?

Another thing I have to say and it's real short and quick. This company has been in this area for what how many years, 2016, 2015 and something and we still haven't seen no product. What kind of company has that much money that they can take that many years to get a product?

Money's coming in from someplace. Sounds to me like our government is being screwed and you guys can stop that. All I got to say. Thank you.

- Latisha Fidler- We're not asking for checks or programs. We're asking not to be put in harm's way. Vermillion County is not a sacrifice zone and I urge the commissioners to keep it that way by denying the so-called community benefits agreement. Thank you.

- Tim Yocum- Indiana House of Representatives. Apologize to you all should be here anyway. Should never happen. And I want to say sorry for you and your constitutional rights and different things have been violated in my opinion. But I want to say something.

First of all, big thing here is acceptance of the money for liability. They want something returned. I've never seen a project in my life. In fact, I'm going to do some more rooting around it at state level. There are no the safety features and all I when you old remember when they did the nerve gas they didn't gas had everything set up they came in set up it wasn't your responsibility it wasn't your responsibility it was a state

responsibility the people were doing it here therefore I see that you guys if you accept that you accept some of that and you're saying that I accept you guys shouldn't be doing any of this no one here should be doing a planning anything they should be coming in they should plan everything out they should have everything set up everything should be done not by you not by them. It never happened during nerve gas time.

But I want to say one thing here that I'm going to go through. I think you really need to think about this and what you're doing. because um I don't believe that there the safety features and things they've done there is up to I haven't seen it yet and I'm going to go try to look at that and see it for myself and you all need to go look at it.

But there need you need demand that they instead of them come and give you money they need to provide all that stuff. The people need the money. the people right here that are that been taken the rights been taken away from the ground has been taken away. They're been violated in rights and so therefore the money that is no more than a token to get you guys to accept responsibility and liability. I have been a constant advocate and I will continue at the state level for this. I didn't start this when I was in in here. I know Britain and I were against it and R.J. But anyway, I'm here to defend you guys and do what I can for you. Things are not right and I believe you guys all been violated or your rights have been taken away and I will stand up for you in that situation.

But I ask you all anytime a plan done on any situation they always take and do all the planning before they put the project in. I have not seen that. If you guys see all the plans and all the projects and all the safety things sent in, they should supply all that to you and not even tell you they're going to give you the money. That should be part of the agreement and what they're doing. And you guys need to really look at that. But there's a because I believe I think even your attorney might advise you on that when you accept financial thing, you're accepting some type of a of a liability when you do that. And you guys shouldn't have to.

The federal government has said when they did nerve gas, they came in and they had everything set up and we need to you guys need to hold your feet to the fire, but it's not good for people. And I grew up in that area. I managed a water company there for 25 years right where it's at. And I've also worked on injection wells for three and a half years, which you won't find people have. But this is a bad deal. And I admonish you to back up and reevaluate that and figure out what is the best way to protect the people. And you guys need to see the prints. If you haven't seen a print sheet, I wouldn't give them anything.

Peebles- What are you doing tomorrow? When's your next day off, but we can go take a trip down south and look this over, you and I, together and talk some things over.

Yocum- Well, I don't know what the holidays are, but I'll be off Monday, Tuesday. I got work Monday and Tuesday. Holiday till Thursday next week if you want to. Because we need to bring that back to you guys.

You guys need to see what's going on because we if you're accepting money for this situation, you're accepting the responsibility to take care of that from then on. You guys shouldn't even be involved in doing that. The federal government should have already come in and had it all set up for you guys all approved. But they haven't. And I haven't really seen any prints.

But I if you want to go, we'll go and see what they got. And that way they can have some real input back.

Peebles- Let's make a let's get together and let's pick a day next week and let's go do it.

Dunavan- Tim, thank you for your comments. And if I can ask one thing before you leave, I think the board of commissioners here would appreciate um you know, maybe even a letter from you as a state representative that represents us, you know, even to WVR. I think that holds a lot of weight in your position. Maybe even Spencer Deery, you know, he represents the, you know, state area and I and I think working together on that.

Yocum- I'm here to help and I appreciate you guys need you guys need to be call me and you need to show up to the state house and you know state house will be in session for January and February this year and if I do something special legislation on this it's going to be rough on me so I need your all support.

Why don't we do this this way? Why don't you all if you all in agreement of doing something, why don't you guys put your letter together that I can have for the state house. Okay? I mean, if you if you want to do something, put your name on the line. I'll put my name on the line. You know, I have no problem doing it. And I think that you guys want to carry some weight. You're the executive of the county. Give me a letter. Give me something I can take with me. You all to give me a letter. Give me something. Arm me. Let me help me help me do something and I'll try my best to represent you all and we're not too long.

The other thing is like I said, they came to us before. I'll take show off, but RJ was here last time. They came to us before with the same type of thing, offering us money to take care of buy your own fire, trucks, buy that is not our responsibility. That's their responsibility until they come up with a total plan. Don't I wouldn't do anything. And I sometime I don't know if it's actually going to go through. I mean, there's some situations that are still out there, some bumps I think that that might happen.

So, but I'm here for you. And if you don't call me or you know, you got my subs, you got my cell phone number. Some people might want to have my cell phone number, but I'm here for you. And if you want to get together, but I but until you are completely clear of all responsibility and they accept all the responsibility in some type of print and you have it laid out, it's a bad deal. It just it's just not good for you. And I'll help. I'll do everything I can for you. And if you want to go meet me, we'll go we'll hold your feet to the fire. All right. Thanks.

- Inne Mayhan- I'm a resident of Vermillion County. I'm just going to make mine short and sweet, with the whole CO2 thing, I really admire you guys coming together and continuing the fight on that. The one thing I will say about that is it's a good thing that they didn't send everything to the county council because they'd have been here talking in favor of it. So, that's all I wanted to say. Thank you
- Doug Bohannon- I got one more-short thing. They're telling me that these trucks will be running 12minutes apart. And I was talking to a friend of mine that I and he said it takes 45 minutes to unload a truck. Do the math. If them trucks are coming in 12 minutes apart and it takes 45 minutes to unload them, how far are they going to be backed up? Thank you
- Cody Grave- I've been a resident of Vermillion County for roughly 34 years. I'm now resident of Universal. I just want to remind you guys that if there is a company trying to put something dangerous in our environment and they are offering you a stabilized thumb of money to take care of problems that could arise with this, there is clearly a reason why they don't want to be responsible for that. And if you sign that document, you are taking responsibility and putting your citizens we voted in at risk. That's all I need to say. Thank you.
- Amy MacLennan- You know I agree with everything everybody's every point everyone has brought up here tonight very valid. And I know that they came to the Vigo County Commissioners with a very low-ball offer for this benefits package. And there were some people on that commission who were ready to take it and talked to us afterwards and said, "Why are you against this?" I think it was like a million dollars, which is, you know, it's a pathetic amount of money. The way I feel is that there's no amount of money that would make this project safe.

There's no amount of money that would compensate for the loss of lives, land the permanent damage to our aquifer that could potentially happen that serves so many people in this state. Those are permanent changes. And you know, even if all of these Wabash Valley resources executives, even after they're gone, it's generations, generations, and forever that will pay for this. I mean, \$7 million is such an insulting number.



I work for the Swope Art Museum. We just have we're in the process of a \$7 million renovation, so I know exactly what \$7 million looks like. Looks like an elevator, it looks like a fire tower. It looks like some, you know, tile and some, you know, other infrastructure. That is no money at all when you're talking about a situation like this. That that is not, it's just like lint in the in the sofa. It's not even pocket change. So, you know, please I urge you don't agree to anything; don't and all of the legal ease that I'm hearing tonight about this so-called, benefits package. I mean, please don't sign anything. It's just it's just horrifying to me. I hope that you vote your conscience take care of the people that your constituents that elected you and even those like me.

I live in Vigo County, you know, I live a quarter mile from one of the spots where they want to, you know, start this right next to Bill Wilson's field. And you know, I'm hearing more every time I come to one of these meetings and learn more. It's just more terrifying. So, thank you very much for all that you do. Thank you

- Mark Usleman- Can you give me just a minute? I want to say you're the only ones that we can really count on. So, we've been rough on you.

The old commissioners heard a lot of it and now you guys are in the middle of this. And I want to apologize for myself if you think I've got something personally against you. And you wouldn't think a man would worry about something like this, but I'd say most of the people on our committee right here take this home and sleep on it every night. Want to see it done the right way. Are we that educated any of us to foresee what's going to happen?

So, here's a suggestion and I'm not that smart of a man. First thing they're going to drill an aquifer, biggest aquifer in this part of the United States. Is that a good deal or not? Think about that. Think about how we can get around this. If you guys see you're in over your heads, make a few phone calls and call a few people and see if there's people in the county here that can step up and give you a hand or would know of somebody.

But this is what I wanted to tell you before anybody tries to lock you guys in. And you too, ma'am. Be able to say, "No, I'm undecided on this. Very undecided on this." Because I've been in your place before and people can get pretty rough on you. But you spoke up tonight and told me all three of us weren't in favor of this project. I think that is really commendable of you. And that's all I had to say. You got by with a freebie this time. Thank you

- Donald Bohannon- I just want to remind you guys that like in Texas, they're fracking with salt water in a town that never had no earthquakes at all. Now they got them one after another. There's two fault lines out there and they aren't going to be too far from them and they're going to make CO2 to put in the ground. Liquid CO2. They're going to make it. They're not going to capture it. They're going to bring stuff in, make it, and then put it in the ground. You know, and that's wrong. Shouldn't put nothing in the ground that hadn't been there, you know.

So, anyway, it's going to leave us with earthquakes. And no matter where you live in this state, I don't know, up north, this way, that way, that way, you're not immune to earthquakes. And it will affect you. And not right off the bat, but eventually.

Like I said a while ago too, what Clate said, that big ass tank out there, this thing, if it ruptured, no matter how much wind, no matter how where that all goes downhill and if it goes this way or that way, it's going to kill the kids in school. So anyway, I just want you think about that and thank you for listening. Thank you

VIII. Open Issues

IX. New Business-

- a. Community Benefits Agreement with Wabash Valley Resources  
Peebles motions to table the agreement with WVR.

**Dunavna states-** the only discuss the only discussion I will add is, you know, I think we all agree with a lot of the sentiment you guys said tonight. The \$7 million offer. When you really look at the numbers of the of Wabash Valley and the money they stand to

make from this project over the course of 12 years, \$7 million looks like lint, like you know, lady said earlier. I do think it's insulting to offer that little bit amount to this county and I think we pretty much are all in agreement that we shouldn't be taking money given to us and pay for things that they should be paying for.

But I'll open it up to the other commissioners if they want to add any other comments.

Peebles- I just think it gives us another period of time here to discuss this and get into the actual provisions that are written in that agreement and have a better understanding of what's going on.

Hess- Yeah, I would agree with that as long and as well as sending it on to someone else to look at because we're not experts at these contracts that come in for EDA agreements and such like this. So, having an outside um vendor company look at that. So, and then also taking your concerns back to that when we go to make that discussion happen and then bringing that back and seeing is there if this does happen is there is there a is there a middle like what does that look like because I don't know what the answers to that and I don't know that anyone else does. So, coming up with a plan that maybe could work for everyone. If it comes in right now.

All right. Any other comments from the board? I have no. All right. Hearing none. I'll call for the vote. All in favor? Motion carries

- b. **Recorders agreement with Josh Dosson, US Imaging-** you guys should have paperwork an agreement with US Imaging Incorporated. I have the money, don't need money. Just need your approval; what they would like when they come.

They would like to have 24/7 access to our office so they can come in and bring all their equipment and get it done. I talked to the sheriff, he didn't have a problem as far as them having access. We have fobs that we would know who's coming and going, but if we don't give them 24-hour access, then it costs more money. So, we'll have to go back to the table on that.

Dunavan- So, you said the sheriff has no issue with the 24/7 access.

Florinda- That's what I was told. I didn't talk to him personally.

Dunavan- I do know we, like you said, it's key fob, so we would be able to track when they're in the building. There is cameras and all other building and rooms are secured every day at the courthouse. So, they wouldn't be able to access any other rooms.

Peebles- There's no security issue through the sheriff's department of having someone downstairs while someone's in the courthouse.

Dunavan- I think with she's talking 24/7 access. So, I don't think there would be a security officer here. Like say they were here at 7 or 8 at night, it would just be that firm. But we have the cameras and I guess it could be trial by error, I guess, if there is an issue arises. But I don't know that there wouldn't be.

Florinda- They do this all the time all the counties. So, but and they just it so happens that they're going to be in Indiana anyway.

Dunavan- Commissioners, any questions for the recorder? All right. I'll entertain a motion to approve the contract presented to us by the recorder.

Hess-I'll make a motion.

Dunavan- I have a motion by Mrs. Hess. Do I have a second?

Peebles I'll second the motion.

Dunavan- Any further discussion? Hearing none.

All in favor. Motion carries.

- c. **Board appointments for 2026-** Commissioners, in your packet, you'll have applications for board applicants.

This year, we didn't have a whole lot of applicants. The ones that do serve, we thank you. Thank them for their time. It's a thankless job to serve on a lot of these boards.

So, if anybody has a motion on the board appointments, I'll entertain a motion for those.

Hess- I'll make a motion for **APC and BZA. We're going to appoint Eddie Kaiser** in place of Barbara Phillips as she is leaving.

And as far as **Redevelopment** goes, I make a motion for **Doug Meadows, Scott Royer, Riley Chew, and I make a motion for a Joe Ellis.**

Dunavan- And I believe that is all the employees. Do I have a second for those motions?

**Peebles- I'll make a second.**

Dunavan- I have a second by Mr. Peebles. Do I have any further discussion? Hearing none, I'll call for the vote. **All in favor, motion carries.**

We'll be sending out a letter congratulating them to their board appointment, giving them some guidelines and who to contact for those boards that they'll be serving.

Peebles- What about alcohol beverage?

Dunavan- We need one for that as well.

Peebles- **I'll make a motion for the alcohol beverage board, Mindy Bush** to be our nominee for that.

Dunavan- Do I have a second?

Hess- I second it.

Dunavan-Second by Mrs. Hess. Do I have any further discussion? Hearing none, I'll call for the vote. **All in favor, motion carries**

Peebles- **I make the motion that Kay Smith continue with the health board.**

Dunavan- Do I have a second?

Hess- I'll second it.

Dunavan-Second by Mrs. Hess. Any further discussion? Hearing none, call for the vote. **All in favor, motion carries.**

Kay Smith reappointed to the health board.

- d. 2026 Commissioner Meeting dates - Approving dates for 2026 commissioner meeting dates.
- We discussed internally for next year instead of having on the first Tuesday of the month, moving them to the first Monday of every month. And with that, on Wednesday, it would be November the 2nd and Tuesday would be December the 7<sup>th</sup> due to the annual commissioner's conference.
- Do I have a motion to approve the commissioner's meeting schedule for 2026?
- Hess- I'll make a motion.
- Dunavan-I have a motion by Mrs. Hess. Do I have a second?
- Peebles-I'll second.
- Dunavan- Second, Mr. Peebles. Any further discussion? Hearing none, call for the vote. **All in favor, Motion carries.**

**They will be the first Monday of the month at 6 p.m.**

- e. 2026 Holiday Calendar- Approving dates for the 2026 holiday calendar. You have those in your packet. I'll entertain a motion to approve the 2026 holiday calendar as presented, unless you'd like to make changes.

Peebles- I'll make a motion.

Dunavan- So, you have you have two holiday calendars. One is including a Christmas party for all county employees on Wednesday, December 23rd, and one is excluding that. So, that would be an added holiday and an added benefit.

Normally the county does have some holiday gathering for the employees, but they have to attend it while their office is open and some offices are short staffed. Highway department can't really attend. They're out working. One of them would include the Christmas party for the whole county if you guys would like to approve one of those for the full day. It' be 8 to 12 on that one.

Commissioners, any thoughts on which holiday calendar you prefer?

Peebles- We were generous enough to give them Juneteenth this year and it's on next year's calendar as well. So, I think we kind of need to make that a working party on the on the 23rd of December.

Dunavan-So, you would go with the original ones tracking that?

Peebles- Yes, I that's my motion.

Dunavan- I have a motion, Mr. Peoples, to approve the original 2026 holiday calendar which includes 16 paid holidays for the county employees. Do I have a second?

Hess- I'm just looking at this. Here it says the Christmas party is on that Wednesday the 23rd. So, it would be 8 to noon. You would work from 8 to noon and then you would be off from noon to....

Auditor- The problem is, we got several offices within this courthouse that cannot shut down. We don't close our doors. We don't stop for lunch. We're open to the public 8 hours. There's a problem.

Dunavan- With I mean with that, I have a motion on the floor for Mr. Peebles to approve the 2026 holiday calendar excluding the Christmas party, which would be 8 to noon. So essentially on that one, they'd be getting four hours off. They would go from 12 because they would be working. You're saying it's a working day, correct? Yeah. Okay. Do I have a second for Bill's original motion on the holiday counter that excludes the Christmas party?

Hess- Could we meet in the middle and give them like a 2-hour time frame that you could close the doors as opposed to having it closed all the rest of the day? Because I know like my office it would be like, I didn't shut my office down. It was open house in my office. and so, from 2 to 4. So, I didn't know if that is that something that we could talk about. So, then that does give an opportunity for everyone to attend and partake in it.

Dunavan- I'm open either way for you guys. Is that your motion?

Hess- I'm making a motion that we make an exception to the actual hours. And maybe I don't know since you're here. Would there be a preference on hours if you did it at the end of the day versus in the middle of the day or you would want to do it at the end of the day? So, like two to four. That would be my motion.

Dunavan- Before I entertain that, we're going to say Bill's motion dies to a lack of second. And then I have a motion on the floor for Mrs. Hess for a 2026 holiday calendar which includes shutting down the courthouse on December 23rd from 2:00 to 4:00 p.m.

Hess-That's my motion.

Dunavan- All right. Do I have a second for that motion?

Peebles- I will second that motion.

Dunavan-I have a second by Mr. Pebbles. Any further discussion? Hearing none, I'll call for the vote. **All in favor, Motion carries**

- f. EAS Contract- EAS contract. You guys have that before you. It's a three-year 36-month term, \$199,944. And I know to the public that's a lot of money, but IT is not cheap. We have a good group here with EAS.

The auditor's office, you guys work with them on this contract, correct? And you guys are good with all the changes and the working meetings that they've set up quarterly.

Auditor- Yes, Actually, the contract is actually lowered it from last year.

Dunavan- I'll entertain a motion to approve the EAS convergent contract.

Hess- Ron, is that is that with the same benefits services or did the services change?

Auditor- They've changed some of the benefits. They're actually more. Not including all IT equipment. There wasn't before. Also, we need to be looking at here they have a schedule planning for January. We have several computer systems in the courthouse that's going to have to be rotated out in the next two to three years. They're developing a plan to work with us. So, we only spend x amount of dollars. Not so I say it's charging labor and everything but within this plan be able to come in and change some of these out and all we will be doing is purchasing the equipment because of part of our contract they'll be doing the work as part of it. I spoke to Sean several times on this, he'll have a develop plan in January plan because there's like 75 units just here in the courthouse. So, we want to keep within our budget and this is one way of doing it. This is another way the three-year plan works better for us. It holds the cost down. They're not including their 6% increase. They cut it to 1.5%. So, there's several benefits to this package.

Dunavan- If there's not any other questions from the commissioners, I entertain a motion to approve the managed service agreement.

Hess- I'll make a motion.

Dunavan- I have a motion by Mrs. Hess. Do I have a second?

Peebles- I'll second the motion.

Dunavan- I have a second. Any further discussion from the board? Hearing none, I'll call for the vote. **All in favor, Motion carries**

- g. Veterans Affairs Inee Mayhan- Just wanted to let everybody know what my numbers were for the month of November. I welcomed in nine new veterans I'm working with for the month of November. I completed 71 forms, uploaded 75 documents. I had a veteran that brought in his medical records to me and it was jam-packed full in a medium size suitcase. And so, there were over 5,000 pages of medical documents and that was uploaded into a retrospect. And that is why it's important to schedule an appointment with me because I need lots of time to read lots of medical evidence. And then I wound up completing four home visits and I had nine office visits and I had six days where I was out into the community.

Veterans Day, I want to say thank you to all five of our American Legions here in the county. Van Dyne Central Elementary, the Ernie Pile, the city of Clinton, Perrysville had stuff, the Cayuga Legion, along with Newport. We all joined forces, along with the Clinton and St. Bernice legions, and we all had, honor guard at everything. We were all stretched thin and it was very cold, but we all batten down the hatches and we got it done.

And I've got a VSO newsletter and so, I've posted that on our veterans Facebook page and then also, I had some letters that went out via snail mail so I wound up sticking them in there with veterans also.

That way if there is an event going on in the county I've reached out to the American Legions if they have events let me know. It also has, if the office is closed on certain days because next month my boss from the IDBA is going to be here and he'll let you know about the Senate Bill 433 which with all the new changes also.

And then also I attended one funeral for the month of November. So, I was able to hang up my black coat for a few weeks, which was nice. I had a veteran that passed away this summer and I got a call this morning and she lost one of her sons. They found him this morning. He was also a veteran.

So, if you know with the cold weather, please keep veterans and their families in your thoughts and prayers. And if you know of one, I have a lot of ladies who have lost their Vietnam veterans this year especially, and these ladies are lost. So, if you have extra



time and you know of a widow or widower, please reach out to them because these ladies are very lost. they've been taking care of these guys for so long and now they're like, "What do I do with my hands?"

I do have a wonderful lady and her mom, in the Cayuga area, I've been taking meals to homebound veterans. And so, her mom and her are now cooking meals and they'll call me and let me know how many meals they have. And so, we're able to do a lot of outreach for our home homebound veterans and making sure you know they still feel like they are part of the community.

I had a great meeting Monday with the mental health association and I talked to the lady from here in Vermillion County and her and I were going to combine forces and start getting some mental health out there for veterans' here locally; because that's been one of my biggest things since I started this job was we don't have any local resources for veterans and if we do it's Vigo County and we get the crimes.

But I was glad to see a lot of the red shirts still here because the bigger audience I have, the more chance that it's going to get out and the veteran, somebody you guys are going to go out and repeat this to somebody and it will reach a veteran if not a family member. So, thank you guys for helping spread the word to our veterans.

Dunavan- I just want to say thank you again. Every month I think I don't think I can get more impressed every month, but I do. You do a fantastic job. I wish we could pay you more money is what I wish because I know....

Mayhan- You could change my description to an administrator.

Dunavan- I do have one question for you. So, on that on that 5,000 insurance documents, how long did it take you to upload those?

Mayhan- Well, this is the thing I had and this is I'm getting my money's worth out of those IT guys. I'm just going to let everybody know, Vermillion County is getting their money's worth.

So, what because I'm trying, I have to get rid of all the paper files. I have to put them into retrospect. Then we had a meeting about that today with the association and there are counties who are going to colleges and like the attorney for the county is drawn up like an NDA. So, these college kids or whoever can come in and help get all of these into retrospect and upload the documents. I did have four filing cabinets when I started that was full of paper files and I'm down to two. So, there are it's a lot of paperwork and honestly at this time I'm not even touching the paper files because there's just been inundated with so many new veterans.

I think I'm up over almost 140 active files now. And some of them are very time consuming. I filed one for a gentleman, 25 claims, and we just got word last week that everything was deferred except for one. One was denied. Everything else the VA said they have to wait for it to get worse so he can get compensated. So, some of them I've worked on some claims upwards of three months. So, that's why I just can't emphasize enough of, you know, please schedule an appointment. I will never turn a veteran away, but I'm taking stuff home and reading stuff on the weekends in the evening and I'm getting burned out.

And so, my question to the association today was I'm a veteran also. Who do I go to when I'm feeling overwhelmed? Because that's my biggest thing. And so, I was given some resources.

So, and it's the holidays and what mom doesn't have chaos in the holidays, so dad can wake up and say, "Hey, you know, look what I did, kids." That's the way my husband is.

Dunavan- Thank you for all that you do. And we do also have our junior county commissioners just completed their project on redesigning the courthouse lawn. if there's a project you'd like them to do, let us know and we can assign those three junior commissioners to you to help with the project.

Mayhan- I'm also the commander of our American Legion there in St. Bernice also and we were just gifted a couple of acres and so, I've got big plans for that.

Dunavan- We've got three junior commissioners that are eager to get going. So, anybody in the county extension offices, if you have some work or ideas, send them to the board of commissioners. Like I said, they done a really good job redesign to the courthouse lawn that they're getting proposals for now. So, and that's what they're here for is to get involved in county government. Commissioners, any questions or comments for Inee?

- h. Formalizing the Health Insurance Committee- I briefly spoke to you guys in email about this. The health insurance committee was kind of an ad hoc committee and the county handbook. We have a personnel administrative committee. The committee recommended adding this to that.

It would be seven members. It's currently six. All the members will remain the same except for adding a highway department as a person that's represented and the health insurance committee is still a recommending board.

So, they vote to recommend insurance rates and things to us. All that I would ask tonight is that you guys approve that we add this to the county handbook.

Peebles- Make that motion.

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

Hess -Second it.

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

- i. Commissioners Grant Award, Deer & Turkey lease- Commissioners grant award for the deer and turkey lease.

Earlier this year the board of commissioners announced the first ever deer turkey lease on the county farm. Encompasses about 70 acres. We done a raffle for that. With that money, we generated a little over \$1,000. Uh we open that up to nonprofits, schools, different entities to apply.

We'd like to thank each and every applicant. Each and every one of them is deserving of this. Unfortunately, we only have \$1,000, so we can't fund all of them. The board of commissioners have decided to award two groups, \$500 apiece.

They are the Parke Vermillion Humane Society for \$500.

And the second group will be South Vermillion Community School Corporation for Speech.

So, we will notify them in the coming days that they've been awarded those \$500 apiece and we greatly appreciate them applying.

I'll entertain a motion for that.

Peebles- I'll make the motion.

Dunavan-I have a motion by Mr. Peebles.

Hess- I'll second it.

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

- j. Duke Project- 16in Cayuga to Duke project- So, this is Centerpoint Energy sent you guys. And John, did you review those? There's nothing really.

Spurr- I didn't see anything get legal about them.

Dunavan-They will pay us for the one right away \$500, which is going through I believe that one's going next to the jail.

And the other one will give the county \$1,41.50. I've spoken to the representatives of Centerpoint. The one line goes through the county farm which we lease out that has cattle on it. They have agreed to amend their agreement to put cattle fence up to make sure nothing happens while they're working on that and their livestock out there.

So, with that, if you guys don't have any questions or concerns, I'll entertain a motion to approve the agreements from Centerpoint Energy to grant the right way for those two locations.

Peebles- I'll make the motion.

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

Hess- I'll second it.

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

- k. Area Plan Petition 25-06- Penny, could you give a little background on this?

Penney- Marty Shortridge petition to change the zoning on a parcel that he owns, for multi- family single story units.

APC passed it unanimously with a favorable recommendation onto advertised in the newspaper. We didn't hold a public hearing, etc.

Marty Shortridge- Back about 1978, we bought a farm out by the motel by 163 and 63. And at that point in time, not long after that, we had it res-zoned for multifamily residential R3, I think. And it passed unanimously.

Sometime during a reorganization of the zoning in Vermillion County, they kicked it back to single family residential.

So, I guess I'm just here to redo what was originally done in 1978. Nothing's changed with the land except we've tiled it for better drainage. Nothing's changed with the land. I just need it brought back to multifamily residential.

Dunavan- I guess just one question, Marty. I mean, do you plan on building multifamily homes on this in the near future?

Marty- I don't know. This is just the first step of the process. If somebody comes in, wants to buy it, and I don't have to deal with any of that, then. I don't know what I'll do with it yet.

Dunavan- I know we have a housing shortage in the county. I mean with everything you know multifamily homes, single family homes, apartments, everything.

Marty- But there is a need for housing for people my age. There's a need for sure, areas with you know thought out sidewalks and yeah nice single level.

It's 1422 ft long and 372 ft wide, maybe 15 and a half acres.

Dunavan- So, this was originally already approved for this and then whatever happened it went back to single family and you're just asking to be put back to what it originally was approved for.

Commissioners, any questions for Marty?

Hess- So, I do have a question, but I don't really know if it's pertinent to this, but like the sewage around that area, it how does that work for sewage? Like is it so is it set up for sewage? Is it going to be like?

Marty- Yes or no? Sort of. There was a sewage line ran from Crown Hill sewer under 63 to Nelson's greenhouse is where the accumulation pits at.

I've heard from very good sources that it works. I've heard from other people that were in the meeting last time that it's never been used. A state paid for it under some kind of grant with the lottery I think is how I understood it.

Either way my sons involved in this and he's an engineer schooled at Rose Holman, works in Caramel and he says that you can go with several options on sewage on this property. Either way, there's got to be an outfall pond put on it to catch the rain and stuff. So that's going to have to be put on the property. But as far as the sewage, there's ways you can do sewage without hooking up to municipal sewage.

Dunavan-Hearing no questions from the commissioners. I want to entertain a motion to approve.

Michael Mack- Got the original letter there that we received as neighbors to this proposed project. Got a couple of pictures of lift station in question. It's never had electrical meter installed in it. I got a letter signed by David Marietta, the president of the Crown Hill sewer board that says there are no current customers on the west side of 63.

My personal notes on the back there are questions I asked Marty The lift station's nonfunctional. The sewer line was never completed when it was originally installed. That's the estimate of connecting to that is that the Crown Hill sewer board won't spend a dollar on making that connection. And cost is estimated to be between \$200 and \$250,000 to hook up to that line and get the lift station up to approval.

I'm just not sure that this is an appropriate location for a multifamily project. What happened to your zoning before, Marty, is when you get to zoning change, you have a certain period of time that you have to use that or lose that. It reverted back to agricultural because no one ever did anything with rezoning.

Marty- Single family dwelling, not back to agricultural.

Mack- Well, that's because the zoning plan changed and that's what they recommended for that area.

Dunavan- Thank you for this information. I believe a lot of this these questions would have taken place at the APC meeting with that. Is that correct, Penny?

Penney- We did address these some of these issues at the thing and he had plenty of acreage there and the sewage would be through the state health department. So, he would have to do whatever the health department said.

Hess- I wasn't sure if this was appropriate to ask or not just because I was wondering how that works.

Penney- If that doesn't work, he would have to then go through the state and he's aware.

Dunavan- Thank you for the information. Commissioners, I'll bring it back to the board. Marty, do you have anything else in closing to say before we

Marty- Well, just the fact that I offered them the land first before I decided to do any of this and they laughed at the price of it.

Mack- Disagree with that statement.

Dunavan- With that, commissioners, before you tonight are the area plan petition 25-06. It was sent to us as a favorable recommendation by the area plan. Do I have a motion to approve or deny their recommendation?

**Peebles- I'll make the motion to approve their recommendation.**

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

Hess- So, it'll impact everyone around.

Dunavan- Give me one second. **I'll second it** so we can go to discussion. I'll go ahead and second it. Misty, go ahead.

Hess- So, this will impact everyone and The Mack's are they're your neighbors, correct?

Marty- Is that right? So, are there other people more than all the businesses on 163?

Dunavan- Any further discussion from the board?

Penney- All adjacent property owners were notified by certified mail about the hearing that APC had. And that would be coming here tonight.

Dunavan-All right, we have a motion by Mr. Peebles, a second by myself. Hearing no further discussion, **all in favor, motion carries**

- I. HWY recommendation on bids for 2026- You should have those from Tia and I'll entertain a motion to approve those.

Peebles- I know Keystone was our low fuel bid.

Dunavan- I make a motion to approve Keystone Cooperative as the low fuel bid for the county's fuel business. And including in this motion, we will accept all coverts and bridges and all aggregates by location. And we will also accept asphalt materials extending their bid price from last year. So, there's no cost increase with that. So that's my motion and I'll entertain a second for that.

Hess- Second it.

Dunavan-Second by Mrs. Hess.

Do I have any further discussion? Hearing none, I'll call for the vote. All in favor, **Motion carries**

- m. WorkOne - WorkOne reached out to me about this and he had sent us all an email in regards to it. And so basically, we need, in order for work one to get the grant for Ryland Thomas to receive his CDL license we would have to approve this to pay basically to work through the grant I think is kind of what it is.

Auditor- Well actually it needs to start in December.

Peebles- So, and we pay we pay up front and the grant are to reimburse the county.

Auditor- Correct, after 6 months and we hold with the county they will refund the money back to us.

Dunavan- I'll entertain a motion.

Peebles- I'll make that motion.

Dunavan- I have a motion by Mr. Peebles.

Hess- I'll second it.

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

- n. Vacating Alley Susan Coleman Ordinance 2025-22- vacating alley Susan Coleman, Ordinance 2025-22.

Audrey's office. Has everything been met with this?

Auditor- Yes.

Dunavan- The adjacent land owners. So, I assume this is just an alley that they own there.

Penney- Actually, there's there are a few alleys. So, all these she's vacating all between these lots, so it'll be one piece.

Dunavan- And she owns on both sides.

Penney- She owns everything that's in yellow.

Dunavan- Do I have a motion to approve county ordinance number 2025 right here? Do I have a motion to approve county ordinance 2025-22?

Hess-I'll make a motion.

Dunavan- Motion by Mr. S. Do I have a second?

Peebles- I'll second.

Dunavan- Second by Mr. Peebles. Any further discussion hearing? None. Call for the vote. **All in favor, Motion carries**



- o. Vacating Alley Dean and Colleen Lambert Ordinance 2025-23- Vacating alley Dean and Colleen Lambert. Ordinance number 2025-23.

Penney- They have advertised everything as needed. They're wanting to vacate this. And is it this one here that runs this direction on the on the map behind you there.

So, this you're vacating this piece here. And then this one here. And they own on both sides.

Dunavan- Well, that's pretty easy. That's a pretty easy one. Commissioners, any questions? Hearing none. I'll entertain a motion to approve county ordinance 2025-23.

Hess- Make a motion.

Dunavan- I have a motion by Mrs. Hess. Do I have a second?

Peebles- Second.

Dunavan- Second by Mr. Peebles. Any further discussion? Hearing none, call for the vote. **All in favor, Motion carries**

- p. George Smith with RT Insurance- Speak about Travelers Insurance- George Smith travelers insurance renewal quotes.

George Smith MJSRT insurance carried the county's insurance now for 12-13 years. So, it's been a while.

Interesting this year when I first took over the account here you guys were with traveler's insurance everything goes in this and I came in at that time with IPAP work comp and also asked for the insurance and it was a lot better pricing point.

This year if we don't make any changes basically, I'm talking about three different insurances. We have your work comp, we have your liability and property which is vehicles, things like that. Then also your cyber insurance.

If we don't change anything and I'll be honest, I really think we ought to talk about numbers. If we don't change anything and don't do anything, the county paid \$412,43960 last year. If we don't change anything, that would be \$537,375. So, significant increase.

I reached out to quite a few companies. I know I sent emails to everybody. Only so many companies will write municipalities. So, I reached out to every one of them I knew and best option I have for you this year is I really feel strongly about its time to go back to travelers.

Nice thing about travelers on your autos, Asher's was going to demand a \$2,500 comprehensive for like terheads things like that. \$2,500 deductible, a \$2500 on collision.

Travelers coming in, \$1,000 deductibles on that for vehicles valued under 100,000.

The other big difference on the two is right now you have a \$2,500 deductible on buildings. Travelers is requiring a \$5,000 deductible. That seems kind of like a decent bump, but you'd have to have 58 claims to make up the difference. We had two property claims last year. So, so you'd need 58 of those.

Going with the package, putting the work comp with travelers, packaging all that up and stuff. And also, the arch cybers came in flat. It did not raise. It would come in with that package. It'll be \$400,477.60. And that is \$11,962 below what you paid last year.

And if you've looked at your homeowner's insurance, auto insurance, this is kind of unheard of. So, I would come in tonight and ask that you approve to sign on this with travelers and that way I can get the transition team involved so we can get up here to, let everybody know where to turn work comp claims in, things like that.

Dunavan- Commissioners. Any questions for George? I'll entertain a motion for George Smith's recommendation to go with Travelers Insurance, which is a \$11,000 reduction in cost, and we're all about cost savings. So, we're happy with that, George. Thank you. I'll entertain a motion if I have one.

Peebles- I'll make the motion.

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

Hess- I'll second it.

Dunavan- Second, Mrs. Hess. Any further discussion? Hearing none, call the vote.

**All in favor. Motion Carries**

Peebles- I have to tell on myself here. I spoke to somebody last couple weeks ago over in Indianapolis that knew you were our insurance agent and she said that you work extremely hard to do the best you can for this entity. So, I appreciate that.

- q. Purdue Extension- Extension Contract Services Agreement - Our contractual services agreement that the university has provided and needs your signature this evening. The funds have been approved by the Vermillion County Council. So, this needs a signature and I can get it submitted to the university.

Dunavan- Commissioners, any questions for Lori on the agreement? Hearing none, I'll entertain a motion to approve the Purdue Extension Service Agreement.

Hess- I'll make a motion.

Dunavan- I have a motion by Mrs. Hess. Do I have a second?

Peebles- I'll second.

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

- r. Intelli-Leap- Intel website maintenance service agreement. They've handled our website for the last four or five years and they with the SPOA asking us to have contracts for everything. This is just to keep up with that and make sure we have a contract. In that agreement, it'll show you that the cost is \$430.61 and it's got their itemized billing on there if they do anything else outside of that. But I will say Intel Leap's been very good to work with very responsive if department heads want something changed on their website or want to add things. So, we don't have any questions or concerns. I'll entertain a motion to approve the Intelli-Leap maintenance service agreement.

Hess- Make a motion.

Dunavan- I have a motion by Mrs. Hess. I have a second.

Peebles- Second.

Dunavan- Second by Mr. Peebles. Any further discussion?

Peebles- Yes. With this what was the cost increase from previous year?

Dunavan- Well, I don't believe there was a cost increase. So, earlier this year when the SBA told us you need to have contracts, I had reached out to them to Intellip and they hadn't had a signed contract in 2 or 3 years. And actually, we hadn't paid them in two or three years actually. So, they came back and this is the same rate they charged us. So, we back you we went ahead and paid them for services rendered for the last couple years, but yeah, there's no increase on this at all. All right, I'll call for the vote. **All in favor, Motion carries**

- s. Sam Club Credit Card- for courthouse and county purposes. This card will be in Terry Carrera's name, the courthouse maintenance director.

Hess- Motions

Peebles -Seconds

Dunavan- No further discussions.

All in favor, motion carries

- t. Ambulance Building update- I had shared with you guys a couple things. We are closing on the ambulance facility in Cayuga tomorrow at 3:00. We'll go down sign with that. Our funds, the council appropriated \$215,000 for that. and we have a transfer in. We will have roughly close to \$50,000 for renovations.

Mr. John Graves overseeing the annex work when that was constructed. He has sent us a proposal tonight that he would oversee the construction at the Cayuga facility. Mind you, it won't be a lot of construction, heed, air, a false wall, very minor things. His rate before you tonight are \$35 an hour. We could set a limit not to exceed \$2,500, \$3,000, \$4,000, whatever. But we do need to keep mind of that budget, make sure we don't go over it. So, anyway, I'd like to ask for your guys' approval tonight to approve John Graves

as the uh construction say superintendent, supervisor over the construction of the ambulance building in Cayuga.

Peebles- I'll make the motion.

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

Hess- I'll second it.

Dunavan- Second by Miss. Any further discussion?

Peebles- What's the stipulation we're going to put on for number of hours?

Dunavan- I that's up to you guys. Um I sent Penny a text. I'm not sure, you know, uh \$35 an hour. If you go, you know, 100 hours, you're \$3500. Um I don't anticipate it being a very big project. The annex, there was a lot of delays with that and I think I've stressed to John that we can't have that here, so we want to make sure this project kept on a timeline.

I don't see that he would exceed 100 hours.

Hess-Are we going to ask that he give us like a summary like do that?

Dunavan- Yeah, that's what he done with the annex. He would he would come in and provide he would go solicit quotes. With this project being so small, he may just solicit three, five, seven contractors and maybe just do it as one project instead of having seven or eight contractors do a little work. But I would defer to his judgment on that. So, we can stipulate. You want to stipulate it at 100 hours?

Peebles- And I' I'd like to stipulate it at 25 hours and if he needs more, we can make more, you know, give him more hours later because that's not going to be a huge project, I don't think.

Dunavan- We prefer local contractors first and Penny provided me a list. I think we have seven local contractors that John's going to reach out to see if they're interested in doing the work.

So, I have a motion by Mr. Peebles to hire Mr. John Graves to oversee the ambulance construction not to exceed 25 hours and a second by Mrs. Hess. Any further discussion? Hearing none, I'll call for the vote. **All in favor, motion carries**

One other question. Is there a timeline the board of commissioners would like to give Mr. Graves on this construction?

Peebles- I guess it would depend on what needs to be done. I think we need to see we need to see that plan on You know, and if we're going to have contractors bidding on it, we kind of need a plan of this is what we expect to be done and everybody bids on the same thing that

Dunavan- And that's what he will do shortly. is heating in air, false wall in one of the bedrooms, some new appliances in the kitchen, replacing a door, and then building a 10x10 a 10 x10 room out in the bays to hold narcotics and medications that the paramedics and EMS use. So, it's really not a whole lot of construction, I just didn't know if we had a time. I told them we definitely didn't want to like string it along. We wanted to make sure we got it as quickly as possible. The funds have been transferred. I know that for a fact.

- u. E-911 – Jimmy Miller Jr, emergency management director. This is the generator attached to the Clinton City Hall. It's got some major issues. The transfer switch is completely inoperable. There're parts missing off of it.

Long ago, just a little bit of history, the generator was owned by the county. It was paid for with CEP money. CEP then dissolved. And then the city did not want to lose the generator because EMA did not have the funding to keep it maintenance. So, the city took over maintenance on the generator.

However, it is was very old. Generator works fine. the transfer switch is bad. So, Mayor John Moore, he's not here tonight, but I'll speak on his behalf. Got a quote from Lionheart, which is a generator contractor. And it came out to pretty exponential total of \$44,988 to get the transfer switch replaced, up to date, and everything like that.

They said that the current switch that is transfer switch is on there is not worth repairing. There're parts missing on it. There're things missing and there's some minor issues with the generator itself. But they're very minor.

The city's request is going to be to help assist with the cost of this project which would be covering 40% which would be \$17,995. Went to the last council meeting and they said that basically, from my understanding they're in agreement with it but it can't move forward obviously until the commissioners vote on it.

So, this obviously wouldn't take place till 2026 either for the funds. But if the generator is not operational because the emergency operations center is attached to city hall, if there's a power outage, tornado, earthquake, something like that, will not be able to operate.

Dunavan- All right. And Jimmy, it's your opinion that, uh, we should move forward with the 40% cost of \$17,995?

Miller- Correct

Dunavan- Commissioners, any questions for Director Miller? All right. I'll entertain a motion to request an additional appropriation of \$17,995 from the county council. I'll entertain a motion.

Peebles- I'll make the motion.

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

Hess I'll second it.

Dunavan-Second by Mrs. Hess. Any further discussion? Hearing? None. Call for the vote.

**All in favor, Motion carries.**

Last thing: Resolution 2025-15 County approving Economic Development Expense with Brouilte Creek Solar.

Reimbursement agreement with Brouillet's Creek Solar LLC and certain other matters in connection therewith. Essentially this is Apex

I'll entertain a motion to approve resolution number 2025-15.

Hess- I'll make a motion.

Dunavan- I have a motion by Mrs. Hess. I have a second.

Peebles- I second.

Dunavan-Second, Mr. Pebbles. Any further discussion? Hearing none. Call for the vote. **All in favor, Motion carries**

And then the second one that goes along with that is the economic development expense reimbursement agreement. Brouillet's Creek Solar LLC. This goes along again with the attorneys being reimbursed and it's no cost to the county. They are covering all the fees for Mr. Spur, Mr. Craig and Barnes and Thornberg and I can't think of the other firm now. But anyway, I'll entertain a motion to approve the economic development expense reimbursement agreement with Roulettes Creek Solar LLC.

Peebles-I will make the motion.

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

Hess- I'll second it. Second, Mrs. Hess. Any further discussion?

Hearing none. I'll call for vote. **All in favor, Motion carries**

X. Adjourn

Peebles makes motion adjourn the meeting

Hess seconds,

All in favor, motion carries.

AYE:

NYE:

RT Dun

RJ Dunavan


  
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Misty Hess

  
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William Peebles

ATTEST

  
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Ron Dunavan, Auditor