

Vermillion County Board of Commissioners
Meeting Minutes
Date: August 3, 2026
Commissioner's Courtroom, 2nd Floor, Courthouse

- I. Call to order
- II. Pledge of Allegiance to the Flag

Commissioner Dunavan addressed the unusually large public attendance and explained that the meeting room was limited to approximately 60 occupants due to fire code restrictions. It was noted that commissioners had discussed relocating the meeting to a larger venue; however, adequate livestreaming equipment was not available in an alternate location. The Chair stated that future meetings with anticipated large attendance would be scheduled in a larger venue to better accommodate the public.

- III. Roll Call- All present
- IV. Approval of Minutes from June 15, 2026

Peebles Motion

Hess Second

- V. Approval of Claims from July 10, 17, 24, and 31, 2026.

Hess Motion

Peebles Second

All in Favor, Motion carried.

- VI. Approval of Payroll Claims from July 17 and 31, 2026.

Hess Motion

Peebles Seconds

All in Favor, Motion carried.

- VII. Public Comment:

Technical Difficulties

As the Board prepared to open the public comment portion of the meeting, the courthouse audio system experienced a complete failure. Multiple attempts were made to restore microphones and ceiling speakers, including consultation with technical support.

Because the audio failure prevented individuals in the hallway and viewers watching remotely from hearing speakers, the Board determined that public comment could not be conducted in a fair and accessible manner.

After discussion, the Board announced:

- Public comment would be suspended for this meeting only due to the technical failure.
- Numerous agenda items would be postponed.
- A special meeting would be scheduled at a larger venue once arrangements could be confirmed.
- The postponed meeting would be publicly noticed through the Commissioners' Facebook page and local media.

- The agenda item that had generated significant public attendance would not be discussed or voted upon during this meeting.

A member of the public requested that any rescheduled meeting avoid conflicting with another public meeting if possible. Commissioners agreed to consider scheduling concerns.

VIII. **Open Issues**

Apex Solar Agreements

- Economic Development Agreement
- Road Use Agreement
- Decommissioning Agreement
- Resolution 2026-11

Hess Motion

Peebles Second

All in Favor, Motion Carried

IX. **Old Business**

X.

a. **James Miller Jr. Emergency Management Director -Hazard Mitigation Plan**

Miller presented the county Hazard Mitigation Plan, Resolution 2026-12 explaining that FEMA requires adoption of the plan in order for the county and participating municipalities to remain eligible for certain disaster assistance programs.

Hess Motion

Peebles Seconds

All in Favor, Motion Carried

b. **James Miller Jr. - Tornado Siren System**

Director Miller presented the condition of the county tornado warning system. Highlights included:

- Indiana experienced more than 80 confirmed tornadoes during the year.
- The National Weather Service has identified the Wabash Valley as an area of increasing tornado activity.
- Vermillion County currently maintains 27 tornado sirens, several of which require repair or replacement.

Director Miller presented a proposal totaling **\$447,105** to:

- Repair existing sirens;
- Install three additional sirens in the northwest portion of the county;
- Establish a long-term maintenance program.

Peebles Motion

Hess Second

All in Favor, Motion Carried to proceed to the County Council.

c. Seth Rrecknor – Change in Zoning

Seth Recknor request to rezone approximately 3.5 acres from R-2 Residential to Rural Residential (RR) to allow pursuit of a special exception for a temporary RV park intended to provide housing for workers associated with the Duke Energy project.

Recknor stated:

- The property had been cleaned and cleared.
- The proposed development would provide temporary worker housing.
- He was willing to install fencing and security cameras.
- He intended to comply with county requirements.

Planning staff advised:

- The Area Plan forwarded the request without recommendation due to public opposition.
- Approval of the rezoning would not authorize operation of an RV park.
- A separate Board of Zoning Appeals special exception would still be required.
- County ordinance limits temporary RV developments to nine units and imposes additional site requirements.

Public Comments

Several neighboring property owners spoke in opposition.

Concerns raised included:

- Increased traffic.
- Noise.
- Compatibility with the surrounding residential neighborhood.
- Property maintenance.
- Property values.
- Safety.
- Water availability.
- Adequacy of access for RVs.
- General opposition from nearby residents.

Commissioners discussed existing county ordinances regarding noise, trash collection, annual permit renewal, and enforcement procedures.

Additional discussion addressed fencing, vehicle circulation, site maintenance, and possible conditions.

Following discussion, the Board approved the rezoning request with the following conditions:

- Maximum of five campers;
- Eight-foot privacy fence along the south and east sides of the developed area;
- Security cameras installed on the property.

The applicant was reminded that Board of Zoning Appeals approval would still be required before any temporary housing could operate.

All in Favor, Motion Carried

d. Jason McLain- Change in Zoning

The Board considered a request presented by Russell McLain regarding property owned by Jason McLain.

The proposal sought rezoning to permit construction of approximately three temporary tiny homes for worker housing.

Penney Carpenter, Executive Director of Area Plan:

- The applicant resides adjacent to the proposed development.
- Septic requirements were being coordinated with the State Health Department.
- A Board of Zoning Appeals special exception would still be required.

Peebles Motion
Hess Seconds
All in Favor, Motion Carried

- e. **Jeffrey and Jamie Robertson - Vacation of Alleyway**
Carpenter presented a request by Jeffrey and Jamie Robertson to vacate an unused alley located entirely within property under their ownership.
- The request arose during the building permit process for a proposed pole barn.
 - Similar alley vacations had previously been approved.
 - No utility easements were identified.

Peebles Motion
Hess Second
All in Favor, Motion Carried to approve Ordinance No. 2026-16 vacating the alleyway.

- f. **Steven McGhee - Watershed Grant Support**
Vermillion County Soil and Water Conservation District, requested a letter of support for a grant application to prepare a watershed management plan for the Jordan Creek/Fall Creek watershed.
The Board agreed to provide the requested letter of support and directed staff to prepare the document for signature.

Festival Guide
The Board considered funding county participation in the annual festival guide. The proposal included thirteen county events at a total cost of **\$6,435**.

Peebles Motion
Hess Seconds
All in Favor, Motion Carried. The Board directed staff to notify the event coordinator.

County Bridge Inspection Contract
Josh Gaskill of SJCA presented the countywide bridge inspection agreement. The contract:

- Covers a four-year inspection cycle;
- Is funded 80% through federal funds with a 20% local match;
- Had received approval from INDOT.

Hess Motion
Peebles Second
All in Favor, Motion Carried

Rescheduled Meeting
Before adjournment, commissioners reiterated that:

- Remaining agenda items had been postponed because of the audio system failure.
- A future meeting would be scheduled in a larger venue.
- Public notice would be provided once the date and location were confirmed.

The Board welcomed public participation and wanted comments to be heard under conditions where all attendees and viewers could adequately hear the proceedings.

- XI. **Adjourn**
- Peebles Motion**
- Hess Seconds**
- All in Favor, Motion carried.**

AYE:

NYE:

RJ Dunn

RJ Dunavan

Misty Hess

Misty Hess

William Peebles

William Peebles

ATTEST:

Ron Dunavan 8/25/2026

Ron Dunavan, Auditor