

**WARREN COUNTY COMMISSIONERS MEETING**  
**MONDAY APRIL 21, 2025**

Commissioners present for the meeting: John Comer, Clay Andrews, Craig Greenwood

Also, In Attendance:

Public: Doug Hess, interim LEDO Director; Lyn Martin, LeAnn Conrad, Cheryl Clark, Alan Straut, Becky Helmick, Brenda Leak, Dodie Howard, Cindy Willaims, Perry Conrad, Maggie Estes, John Taylor, Ron Haston, Jane Craigin, Matt Barter, Bill Taylor, Dyer, Brad Jarvis, Greg Robison (remote), Michelle Stucky.

Department Head/Elected Official – Robin Weston-Hubner, Auditor; Ingrid Barce, County Attorney; Charity Perigo, Chief Deputy Auditor; Matt Herndon, Highway Superintendent; John Kuiper, Zoning Director; Jenny Hobough, Highway Office Manager; Dr Sharma, Health Department; Laci Frodge, Health Nurse; Ethan Foxworthy, Council; Justin Brummett, EMS;

The meeting was called to order by John Comer, Commissioner President.

1. New Business:

- a. Add Executive Session April 15, 2025 minutes and James UBO. Clay Andrews made a motion to approve the amended agenda with a second from Craig Greenwood, all voted in favor.
- b. Craig Greenwood made a motion to approve the April 7, 2025; April 15, 2025 Commissioner Meeting minutes with a second from Clay Andrews, all voted in favor.
- c. Craig Greenwood made a motion to approve the April 7, 2025 – April 21, 2025 Accounts Payable Claim Dockets with a second from Clay Andrews, all voted in favor.
- d. Craig Greenwood made a motion to approve the April 11, 2025 payroll with a second from Clay Andrews, all voted in favor.
- e. Highway – Herndon stated Milestone will be starting in approximately a week around Greenhill weather permitting.
- f. UBO – Comer opened the UBO hearing
  - i. Jones – Barce stated UBO on 3707 S SR 263 previously ordered to vacate and exterminate vermin, remove trash. Jones is not present and has not been in contact with Zoning Director. Barce explained options. Clay Andrews made a motion to affirm unsafe building order for 30 days to order to be torn down, advertised for demolition bids seconded by Craig Greenwood, all voted in favor. Barce explained expenses will be placed as a lien on the property and next hearing will be held May 19 2025.
  - ii. Straub – Barce stated UBO on 1371 W 300 N. Kuiper explained issues with home as structure is in bad shape, minimal amount of cleanup has been accomplished. Straub requested 60-90 days to clean up the parcel. Kuiper inquired about a truck parked on the parcel. Straub stated the truck has not driven in a long time. Clay Andrews made a motion to affirm and extend the UBO for 60 days and house must come down as well as cleanup seconded by Craig Greenwood, all voted in favor. Barce stated the next UBO hearing will be held June 16 2025.
  - iii. Jarvis – Barce stated UBO on 1544 Main Street Cramer. Kuiper explained house fire prior and many vehicles on parcel. Jarvis stated working on cleaning the parcel up and selling to the neighbor on contract but requesting more time due to the weather. Clay Andrews made a motion to affirm and extend UBO 60 days seconded by Craig Greenwood, all voted in favor. Barce stated next UBO hearing will be held June 16 2025.
  - iv. Smith – Barce stated UBO on 10018 W Second Street. Kuiper explained many complaints through the years on this parcel, RV sitting for several years, possible right of way issue but house is in bad condition and not lived in for several years. Smith stated her grandson will move into the property and do the repairs. Clay Andrews made a motion to affirm and extend the UBO 60 days seconded by Clay Andrews, all voted in favor. Barce stated next UBO hearing will be held June 16 2025.
  - v. James – Barce stated UBO on 239 E Water St and Kuiper was to be giving access in March and parcel cleaned up. Kuiper stated nothing has been accomplished. Discussed fine in abeyance for noncompliance for 30 days, if no progress in May, then can impose the fine of \$500. Clay Andrews made a motion to affirm and extend the UBO 30 days seconded by Craig Greenwood, all voted in favor. Barce stated next UBO hearing will be held May 19 2025. Comer closed the UBO hearing.
- g. Property Maintenance –
  - i. Mickel/Dyer – Kuiper stated property possibly selling, photos sent and property cleaned up somewhat. Dyer stated he has purchased the home but is not allowed in the house until first of May. House will be looked at to assess repairs but have cleaned up trash and removed trees. Kuiper inquired about a vehicle on the property. Dyer stated it is not his vehicle but looking to be removed. Kuiper explained zoning violation of vehicles without license sitting. Dyer agreed to extending 30 days until May 19 2025 for a report on the progress.
  - ii. Jones vanessa – Kuiper stated Jones has been working on the parcel as required and will report back to the Commissioners on May 19 2025.
- h. Health Department, Paramedicine – Dr Sharma explained the program which helps with gaps in care from hospital to home at no county cost. Requesting Commissioner support for a letter of support at which time Ascension will investigate this program. Role of Health Department will be logistics and support, not additional funding. Craigin explained the program fits in with mission/values of Ascension. Ascension supports the program which is home checks on the patients after discharge from hospital to be sure they are in good shape. Craig Greenwood made a motion to sign a letter of support for the Warren County Paramedicine Program seconded by Clay Andrews, all in favor.
- i. Community Foundation, Michelle Stucky – Stucky explained the Big Pine Creek project progress with survey showing no wetlands. Stucky will send the report to the commissioners. Report identified large trees that will be avoided when choosing parking lot area. Mural projects, INDOT no issues with painting over waterways. Presented photos of murals with a bird theme. Explained different birds to be painted. Presented packets to the commissioners for kayak kiosk for renting, pay online and will open locker with kayak inside with corresponding kiosk at the other end. Greenwood explained GoGov app online in coordination with Community Foundation which will go live soon. Items directory of elected officials, calendar, links to other websites. Stucky is taking the lead on the project. Community communication is very high on priority list.
- j. Rezoning from R2 to AG1, Mustafi – Kuiper explained APC gave a favorable vote for storage units on this parcel with no water or electric requirements. Mr. Martin owns the parcel. Discussed the property as this is a need in the community. Clay Andrews made a motion to approve Ordinance #2025-0421A rezoning of parcels located in Washington Township seconded by Craig Greenwood, all in favor.
- k. BESS (Battery Energy Storage Systems) Ordinance – Barce explained the ordinance as this was suggested due to the solar farm interest. This covers both independent and solar farms. Application requires special exception and cannot charge application fee, site is required to have water as required by emergency protocol and must demonstrate this to keep batteries cool to avoid fire, etc. Economic Development agreement required. Building permit is for 1 year if special exception approved or 2-year max extension. Height at or under 15', lighting downcast, areas 20-foot setback and fence surrounding must be 8 feet tall are a few of the requirements. Signage was explained as well as noise limitation of 55 decibels, setbacks, etc. Maintenance report to county yearly

from owner/operator. Facility changes must go back through for special exception. Building inspector can inspect any time. Road use must coordinate with highway dept while building a head of time. Pre and post survey of the roads, bond/payment if there is a problem with roads. Tile or crop damage compensate the owner of such. Must keep site clean and clear. Explained the fire issues and process. Kuiper explain as we have not had companies that are requesting. Barce explained this the county is being proactive on this rather than reactive. Clay Andrews made a motion to approve Ordinance #2025-0421B BESS seconded by Craig Greenwood, all voted in favor.

2. Old Business:

- a. EMS Ambulance Service – Brummett written information from Hoosier Fire stating \$0.00 to cancel the contract. Presented a new contract with ARV dealer for AEV ambulance box at \$254,900. Liquid suspension is not included with cost of \$8,000 – \$9,000 current trucks only have in the back liquid suspension and would like to added pneumatic lifts for oxygen tanks and stair chair storage. Presented ARV Sales Agreement and should have by Dec/Jan with deadline of April. John Comer made a motion to cancel agreement with Hoosier Fire seconded by Clay Andrews, all voted in favor. Brummett will write cancelation and send to Barce to review before sending. Criag Greenwood made a motion to sign agreement with ARV for remounted ambulance box seconded by Clay Andrews, all voted in favor. Brummett explained EMS equipment issues. Presented and explained information concerning Stryker products such as Lucas and cardiac monitors at a cost of \$68,899/7 years for new equipment and maintenance. Cost of equipment to replace at current pricing \$536,713 and 7-year agreement totals \$482,293 with a savings of \$68,899. Craigin stated the financial model is leasing due to the expense. Prices valid until September 2025 allowing 2026 budget to be set and will allow first payment in January 2026. Foxworthy inquired about the finance charges on the agreement with Stryker. Brummett will look into the finance charge and stated lead time on getting equipment a few weeks. Rider on the contract for if funding goes away such as tax revenue decline, the county can cancel.
- b. Annex Building Construction/Remodel – Greenwood stated continued work on the building and offices to be completed in coming month. Explained annex and extension ADA doors quote from Wabash Door of \$4,008. This is in addition to the previously approved \$3,340.00. Craig Greenwood made a motion to approve the additional \$4,008 quote for extension and annex buildings paid from Public Safety Fund ADA seconded by Clay Andrews, all voted in favor. Talked about the lot needing cleaned on railroad street. Jail parking lot lights have better lighting now. Custodian Haddock had a quote for the main door to the courthouse but waiting until we see where ADA is going. Houston Electric looked the Jail generator to add kitchen items and will discuss with Sheriff.

3. Elected Official/Department Head comments:


- a. John Kuiper, Zoning Department – Kuiper stated his truck is being repaired and should be finished in a few days.
- b. Jill Wilson, HR Director – Wilson state added insurance information to the HR web page.
- c. Matt Herndon, Highway – Herndon stated chip box did not sell and looking at a private sale for \$10,000. New broom is out of warranty but the manufacture is covering the repair.
- d. Doug Hess, LEDO – Hess stated he is currently working on READI grants.
- e. Robin Weston-Hubner, Auditor – Clay Andrews made a motion to pay invoice for new Dairy legal work from Commissioner Budget legal fees seconded by John Comer, all voted in favor. We have 1 Seeger Senior chosen for Smith Scholarship that will not be attending Purdue. Craig Greenwood made a motion to appoint 2024 alternate Rylee Nern to receive 2025 Smith Scholarship seconded by Clay Andrews, all voted in favor.

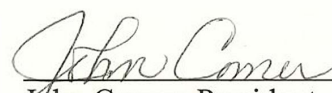
4. Public Comment:

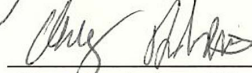
- a. Pence UBO - Cindy Williams stated Doddie Smith property is close to her family home and there have been animals in and out of the home as well as mold issues. Haston owns a business next door and has had rat issues from the house as house is not habitable. This needs to be addressed immediately and not wait for 60 days. RV is a large issue due to where it is located it obstructs the view for traffic. Kuiper stated he has discussed this with Warrick, Health Department. Ingrid explained the next public hearing is in 60 days otherwise other processes are not public. Dr Sharma stated complaints need to be filed at the Health Department officially to begin the process.
- b. Big Pine Creek Project, John and Bill Taylor – Stated they live on Taylor Road and are concerned about the impact of the area. Stucky stated will have designs soon and this could be off either county road or Taylor Road. Asked if Commissioners have looked into this. Greenwood stated he has walked the area and security, traffic, trash are all concerns with the neighborhood and are looking at the best solution for parking in that area. Comer stated if becomes an issue then county will close down the area. Taylor is requesting more information concerning the project.

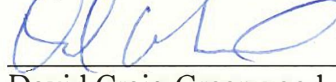
Next Commissioner meeting May 5, 2025 @ 8:30 a.m.

There being no further business John Comer made a motion to adjourn with a second from Clay Andrews, all voted in favor.

ATTEST:   
Robin Weston-Hubner, Auditor

  
John Comer, President

  
Clay Andrews, Vice President

  
David Craig Greenwood