

**WARREN COUNTY COMMISSIONERS MEETING
MONDAY OCTOBER 6, 2025**

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

Also, In Attendance:

Public: OJ Chinn, LeAnn Conrad, Perry Conrad, Tim Seebly, Dodie Howard.

Department Head/Elected Official – Robin Weston-Hubner, Auditor; Ingrid Barce, County Attorney; Charity Perigo, Chief Deputy Auditor; John Kuiper, Zoning Director; Matt Herndon, Highway Superintendent; Laci Frodge, Health Dept Nurse; Jim Morson, EMA Director; Robert Warrick, Health Department Environmentalist.

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

John Comer, Commissioner President lead the Pledge of Allegiance.

1. New Business:

- a. Clay Andrews requested to add West Lebanon Ball Park. Clay Andrews made a motion to approve the agenda with a second from Craig Greenwood, all voted in favor.
- b. Clay Andrews made a motion to approve the September 15, 2025 Commissioner Meeting minutes with a second from Craig Greenwood, all voted in favor.
- c. Clay Andrews made a motion to approve the September 15, 2025 to October 6, 2025 Accounts Payable Claim Dockets with a second from Craig Greenwood, all voted in favor.
- d. Clay Andrews made a motion to approve the September 26, 2025 payroll with a second from Craig Greenwood, all voted in favor.
- e. Highway – Herndon stated currently roads are too dusty to grade, otherwise roads are pretty good. Putting stone down on roads, stopping chip and seal and berm cutting until after harvest.
- f. UBO: Smith – Barce explained Smith UBO for 10018 W Second St. Doddie Smith is present. Robert Warrick, Health Department and John Kuiper, Zoning inspected the inside and outside of the home. Kuiper sent photos to the Commissioners. Kuiper stated inside of home needs work but could be repaired and is structurally sound and Smith has done what she can with the finances she has. Motorhome has been moved out of right of way and yard has been mowed which looks much better. Warrick stated photos were taken with permission from Smith. The interior had no signs of mice, insects or fecal matter. Septic was installed in the 90's per Smith, research shows signed approved septic on the property. Mold only tested when visualized as per EPA, none was noted. Roof replaced as per Smith and no water damaged noticed, building is structurally sound and environmentally no infestation or mold. Kuiper stated he was informed by Smith that someone is interested in purchasing the home but Smith does not want to sell. Kuiper suggested possibly board up windows to secure for winter and review in the spring, hoping Smith has better idea what she wants to do with the home but the UBO will transfer to a new owner if sold. Comer stated to Smith, he appreciates her working with Kuiper/Warrick. Barce stated this could be delayed out until spring. Smith stated she would like this to be released tonight so she can sell if she would decide to. Greenwood encouraged Smith to keep the outside cleaned up so that this will not happen again. Smith stated if released she promised she will not be back. Greenwood explained the need to see the inside was to confirm the home is repairable and to ensure the complaint was not founded. Clay Andrews made a motion to release the Smith UBO, all fines held in abeyance and demo order as home is structurally sound seconded by Craig Greenwood, all voted in favor.
- g. UBO: Jones, bids for removal of home – Barce explained Jones UBO for 3707 S State Road 263. Kuiper stated he spoke to Midland Mortgage today and they are going to work with the County. Kuiper has 4 bids from \$10K - \$15K. Midland Mortgage stated if the County chooses a contractor to remove the home, they will pay for the demo. Cars were tagged last week which is a 20-day waiting period, with 4 tagged but not able to get to the 5th. There has been interest in purchasing the property by several people. Mortgage Company is requesting a 60-day extension on the demolition of the home so they can ask HUD to pay for the demo. Midland Mortgage stated it has been a year this month since mortgage was restructured. Kuiper stated bids are for removal of home and foundation, fill in the basement and seed. Bids are AJ Hetrick \$10,000; Gregg Construction \$12,250; NAG \$12,500; B&D \$15,269. Barce explained filing enforcement cause to the mortgage company if they do not pay then lien parcel and county would be on the foreclosure portion for payment. Craig Greenwood made a motion to approve AJ Hetrick for \$10,000 revised with correct information on quote and pay from Unsafe Building Fund seconded by Clay Andrews, all voted in favor. Discussed the disposal of the home must be in a proper manner.
- h. 2026 County Farm Cash Rent Rate – Clay Andrews made a motion for County Farm Cash Rent to remain at \$250/acre for 2026 seconded by John Comer, all voted in favor.
- i. 2025 Ambulance Purchase and Additional Appropriation - Clay Andrews made a motion to purchase the new 2025 Ford F550 XLT Super Duty 4X4 Lifeline type 1 Remount for \$260,000 from Red Truck Sales New York seconded by Craig Greenwood, all voted in favor. Craig Greenwood made a motion \$160,000 additional appropriation in Rainy Day Fund seconded by Clay Andrews, all voted in favor.
- j. Resolution Temporarily Closed Roads – No changed to the Resolution. Craig Greenwood made a motion to adopt Resolution #2025-1006A temporarily Closed roads seconded by Clay Andrews, all voted in favor.
- k. Ordinance Prohibiting Disregarding of Traffic Control Devices – Barce explained traffic fines went back to the State so with this we can keep the funds. Craig Greenwood made a motion to approve Ordinance #2025-1006B seconded by Clay Andrews, all voted in favor.
- l. Resolution for Warren County Sheriff Longevity/Merit Pay – Barce explained this is to ensure consistency. Clay Andrews made a motion to approve Resolution #2025-1006C seconded by Craig Greenwood, all voted in favor.
- m. Benton Dairy TIF, Declaratory Resolution – Barce explained the declaratory resolution EDA and TIF. Tax increases for the county of the dairy for the county. Clay motion to approve Resolution #2025-1006D seconded by Craig Greenwood, all voted in favor.
- n. 2026 Accounts Payable and Payroll Schedules – John Comer made a motion to approve 2026 Accounts Payable and Payroll Schedules seconded by Clay Andrews, all in favor.

- o. West Lebanon Ball Park, OJ Chinn – Chinn explained West Lebanon Ball Park has been in disrepair for years and work has started to revitalize the ball diamonds to begin using spring of 2026. Working with Williamsport to have games, WC Patriots will have tournaments in West Lebanon. Sponsor donating score board, bathrooms are working, all lights are working but back stop fencing and back tall fence is not in very good shape. Fence repairs Alvin Fence Co. \$7,400. Guardrails are needed behind the dugouts. Working on selling banners \$250 each to help. Clay Andrews made a motion to donate \$10,000 from Followell Fund to West Lebanon Ball Park and additional appropriation seconded by Craig Greenwood, all voted in favor.

2. Old Business

- a. Commissioner Room Remodel – Greenwood Trade Craft will take the divider 3rd week in October as the divider needs to be reinstalled before counter top can be ordered. Discussed lighting needing reworked as well.

3. Elected Official/Department Head comments:

- a. Robin Weston-Hubner, Auditor – Invoice from Bryan Lanham for \$3,211 to installed new door at EMA building and switch for Coroner cooler. Craig Greenwood made a motion to approve \$3,211 paid from Cumulative Capital Development Fund seconded by Clay Andrews, all vote in favor. Barce explained the Benton/Warren County MOU for use of the Benton County EMS ambulance. John Comer made a motion to approve the MOU seconded by Craig Greenwood, all voted in favor. Clay Andrews made a motion to approve 457B Nationwide Agreement for voluntary retirement seconded by John Comer, all voted in favor.
- b. Laci Frodge, Health Nurse and Robert Warrick, Environmental – Frodge explained Health Fair will be held Saturday at Seeger 10-2 with a special speaker 2- 3:30.
- c. Jim Morson, EMA Director – Morson explained applied for HSAP grant submitted with no county match, up to \$150K 2 different pots of funds was due 24th. EMP Grant salary is due this month. State conference in Indianapolis 3rd week in October.
- d. Matt Herndon, Highway – Herndon explained waiting on estimate for 2026-1 CCG.

4. Public Comment:

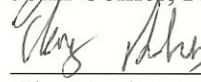
Next Commissioner meeting October 6, 2025 @ 6:00 p.m.

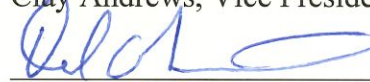
There being no further business Craig Greenwood made a motion to adjourn with a second from Clay Andrews, all voted in favor.

ATTEST:


Robin Weston-Hubner, Auditor


John Comer, President


Clay Andrews, Vice President


David Craig Greenwood