

OCTOBER 2, 2023

REGULAR SESSION

PULASKI COUNTY COMMISSIONERS

The Pulaski County Commissioners met in regular session Monday October 2, 2023 6:00PM at the Pulaski County Highway Garage training room. Commissioners present were Charles Mellon, Maurice Loehmer, and Michael McClure with County Auditor Laura Wheeler and County Attorney Kevin Tankersley.

Also present were Kyle Kruzick, Judge Mary Welker, Sara Kroft, Karen Fritz, Celinda Briney, Adam Collins, Chris Brucker, Richel Fox, Leeann Wright, Connie Ehrlich, Dr. Rex Allman, and Nathan Origer.

President Mellon opened the meeting with the Pledge of Allegiance.

IN: BOND CLERK

As County Auditor had not been part of the formation of the Building Corporation nor bond project, she has requested that someone else sign the pertaining documents. Charles Mellon made a motion to deputize County Attorney Kevin Tankersley to perform the duties of Clerk to the Executive Board (the Commissioners) for all documents pertaining to the Building Corporation and the bond being sought for the Courthouse renovation project, Maurice Loehmer seconded and motion carried unanimously.

Regular meeting recessed for a public hearing.

IN RE: COURTHOUSE LEASE PUBLIC HEARING

Pulaski County Courthouse Building Corporation Public Hearing called to order. Members present were Kyle Kruzick, Kathy Fritz, and Adam Collins. A proposed a lease between Pulaski County Courthouse Building Corporation and Pulaski County with respect to renovation and equipping of the Pulaski County Courthouse under consideration and the following statement read:

The leased premises (the "Premises") under the proposed lease consists of the Project, including the site thereof and any appurtenances thereto. The proposed lease is for a term of up to twenty (20) years commencing on the date of issuance of bonds of the Corporation to finance the Project (the "Bonds"). The annual lease rental will not exceed One Million One Hundred Thirty-Five Thousand Dollars (\$1,135,000.) payable in semiannual installments on June 30 and December 31 of each year during the term of the Lease. Each rental installment shall be based on the value of the portion of the Premises which will be complete and ready for use and occupancy by the County at the time such semi-annual installment is made. As additional rental, the County shall maintain insurance on the Premises as required in the Lease and shall pay all taxes and assessments against such property, as well as the cost of alterations and repairs. After a sale of the Bonds, the yearly rental, payable in semiannual installments on each June 30 and December 31 should be reduced to the multiple of \$1,000. next higher than the principal and interest due on the Bonds in each twelve month period commencing on June 30, plus \$5,000. payable in such semiannual installments. The County shall pay such lease rentals solely from lease rentals under the Lease shall be payable solely from the revenues of an ad valorem tax levied by the County on all taxable property in the County pursuant to the *Indiana Code* 36-1-10-17, as amended.

The lease gives an option to the County to purchase the Premises. The Project will be used for the purposes of providing services by the County.

Kathy Fritz made a motion to approve the building corporation September 13, 2023 minutes, Adam Collins seconded and motion carried unanimously.

Adam Collins made a motion to approve a resolution authorizing the Sale of Bonds, Kathy Fritz seconded and motion carried unanimously. This document can be accessed at: <http://gov.pulaskionline.org/wp-content/uploads/sites/4/2023/10/Pulaski-County-Courthouse-2023-Resolution-of-Corporation-Approving-Issuance-of-Bonds27816627.1.pdf>

With no other business to discuss, Kyle Kruzick adjourned the Building Corporation meeting and regular Commissioners' meeting resumed.

IN RE: CDC

Resolution 2023-14 presented to the Commissioners for their consideration. This resolution approves the lease but the specific terms will be approved by an addendum thereto once such action is appropriate. Maurice Loehmer made a motion to approve Resolution 2023-14 as presented, Michael McClure seconded and motion carried unanimously. Document can be accessed at:

<http://gov.pulaskionline.org/wp-content/uploads/sites/4/2023/10/Pulaski-County-Resolution-2023-14-%E2%80%94-Commissioners-Resolution-Approving-Execution-of-Courthouse-Lease27816890.1.pdf>

OCTOBER 2, 2023 PULASKI COUNTY COMMISSIONERS REGULAR SESSION (continued)

Request made to submit an application for a small grant through Indiana DNR's Division of historic Preservation and Archaeology to help defray some of the project costs. Permission given.

The Tourism Advisory Council recommended appointments are as follows:

- Sue Kast of Mill Creek Gardens (Term ending 12/31/2025)
- Scott Kubisch of Peaceable Primate Sanctuary (Term ending 12/31/2024)
- Raymond Heabel of Miss Kitty's Orchard (Term ending 12/31/2024)

Maurice Loehmer made a motion to approve the recommended appointments as presented, Michael McClure seconded and motion carried unanimously.

Council member Bradley Bonnell recommended to serve on the Advisory Commission on Industrial Development (Term ending 12/31/2025). Maurice Loehmer made a motion to approve said appointment, Charles Mellon seconded and motion carried unanimously.

IN RE: CASA

Permission requested to apply for 2024 Indiana State Supreme Court CASA grant, as in past years. Grant is for \$5,507 plus \$2,301 (\$7808 total). Michael McClure made a motion to approve filing of said application, Maurice Loehmer seconded and motion carried unanimously.

IN RE: HEALTH

An additional full-time position as Environmental Specialist/Emergency Preparedness Coordinator discussed.

IN RE: AUDITOR

The Auditor's Office has been scanning old books and files in preparation of the temporary move out of the Courthouse. There is 500-600 books from the Auditor's Office and another 200+ in the Quonset hut. Indiana Archives and Records Administration (IARA) a department with the state of Indiana recognizes these books as permanent non-critical. With that status we must maintain and store the original or have two digital copies with one being microfilm at which point the books can be donated to a certified historical group or destroyed. Since we are lacking in storage and are taking the time to digitize these books, then the next logical step is to have them converted to microfilm. Conversion companies are hard to find, but Inception Technology will do this. The proposal is .06 per page and \$60 per roll. It is estimated that it will take a roll of film per unit. These books have seventeen units (12 townships, 4 towns, and 1 of Pulaski County) and an average page count of 2500 per unit which makes the average cost per unit about \$210.00. So for microfilming all transfer books it will cost approximately 3600-4000. There are three sets of books – TRANSFER, PLAT, and QUONSET HUT making the total cost for all books about \$12,000.00. The Auditor has \$10,000 in next year's budget and \$2,000 in this year's budget. The IARA does not require us to submit this microfilm to the state, which means we will need to store the microfilm boxes. A 10 x 10 lock box at the local bank at an annual fee of \$60 will work nicely.

Maurice Loehmer made a motion to approve the Inception Technology quote, Michael McClure seconded and motion carried unanimously.

IN RE: OTHER BUSINESS

Maurice Loehmer made a motion to approve and sign claims and payroll #20, Michael McClure seconded and motion carried unanimously.

Maurice Loehmer made a motion to approve and sign the regular session minutes from September 18, 2023 meeting, Michael McClure seconded and motion carried unanimously.

With no other business to discuss nor any public comment, meeting was adjourned at 6:21PM.

Approved and signed this 16th day of October 2023 by the **PULASKI COUNTY COMMISSIONERS**.

CHARLES MELLON

MAURICE LOEHMER

MICHAEL MCCLURE

ATTEST: _____
LAURA WHEELER, AUDITOR, PULASKI COUNTY. IN