

PERRY COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES
October 6, 2025

The Perry County Board of Commissioners met at 9:00 a.m., as was duly advertised. Commissioners: President Randy Cole (RC), Vice President Pam Jamniczky (PJ), and Rebecca Thorn (RT) were in attendance. Auditor Kristinia Hammack and Attorney Andrew Foster were also present. There was no *Sheriff* or *News Representative* in attendance.

The meeting opened with all present reciting the Pledge of Allegiance.

AGENDA

RT made a motion to approve the agenda as presented, seconded by PJ. Motion carried 3-0.

PUBLIC COMMENTS

a) Sarah Hauenstein – Snyder Curve

Hauenstein stated she has completed the survey that was discussed at a previous meeting, having Lynch do that. Lynch has provided a description. RC asked Highway Superintendent Steve Howell if he looked at this and it is okay for the County maintenance requirements? Howell responded yes. RC then asked County Attorney Andrew Foster if he was provided this information, and he responded yes.

RC explained that the County had a parcel of ground that was given to it when new 37 was actually built. Old 37 was built in the 1935 era. In the interim, some of the corners were straightened out to make more of a radius. This created little spots along it that are County owned due to the landowners just giving the County the title to everything. This was not relevant to the new road and it is in a little wedge. Hauenstein's husband attended an earlier meeting to discuss this, and the Commissioner's approved returning that to Hauenstein. They are the adjacent property owners, and we informed them to get this surveyed and a description. Howell was to approve the amount of easement required to maintain the road in that area.

RC stated he feels the Commissioners need to put together whatever documentation is needed to execute as Commissioners to transfer title back over to Hauenstein.

Foster will get the document prepared.

b) Travis Strickland-Farbest Farm

Strickland stated that he is the live production manager at Farbest Farms, based out of Jasper, Indiana. They produce turkeys for the State of Indiana, as well as Illinois and Kentucky.

Farbest Farms falls under the umbrella of Farbest Foods, which their plant is in Huntingburg, Indiana. They produce approximately 17 million turkeys a year. They are the fourth largest turkey company in the United States.

Strickland stated that there are five farms in Perry County, four in Clark Township, and one in Oil Township.

There are two farms built in the past five years off of Cottonwood Road; Josh and Andy Schaefer are the property owners.

Strickland stated that there was an issue approximately ten days ago on a load out on Cottonwood County Road. Tri-State Live Haul, who does all of their live production loading, and hauling live turkeys, had some truck damage that occurred on Cottonwood Road. This occurred mainly to road conditions. That night, he believes there was almost two inches of rain. There is a T intersection on Cottonwood that poses problems with loading live turkeys, as well as feed haul.

Strickland stated that most turkey farms do 3 1/4 flocks per year. Almost all of their turkey farms are three barns; Strickland explained the transportation needs at certain stages of the turkey's life cycle.

Strickland stated that all the hauling is done by semi-trucks. At five weeks old, when the turkeys are moved to the farm, there are approximately 20 semi-trucks

that go to that farm. This number is only for one farm. This is all within 30 hours. Prior to this, it takes litter to get in the barns, so that the turkeys can be grown. This equals out to 6 semi loads of litter, and this is done once a year. The farm that Strickland is describing gets approximately 28,000 turkeys.

Strickland stated that all the feed is hauled on semi-trucks as well, being 50,000 pounds. There are 143 feed trucks for just one farm for the year. Live Loading, the trucking company, has 78 trucks in approximately a 30-hour period. This number is for a year period. In addition, approximately 42 semi loads of manure comes from that farm each year.

RC asked for clarification on the total number of trucks for a year period.

Strickland responded that all numbers he provided are for a year period. That is a total of 289 semi-trucks per year. With having two farms, this amounts to 578 trucks utilizing this road.

Regarding the problem the trucking company had approximately 10 days prior, it had rained all day. On that night, the empty trucks were not the issue. It was coming out loaded the sandstone on the road was outcropping, making it very difficult to navigate. RC asked that the road itself was pumping, and Strickland confirmed this. Strickland add that there is an outcropping on the hill on Cottonwood. The trucks have to come to a T off of Highway 145. They then turn right, and it is right there on the outcropping. Strickland added that the County did some road widening there, which is Apricot Road. Apricot Road runs into Cottonwood Road. Strickland stated that the road gets wash boarded.

Strickland stated he would appreciate any help he could get with this.

RJL SOLUTIONS

Jonathan Blake with RJL Solutions presented their monthly report to the Commissioners.

1. RJL is working on a stakeholder survey, which is a part of their stakeholder outreach and engagement. This will help with understanding the overall satisfaction, emerging trends or needs, and opportunities for the County moving forward. This is due to be out later this year.
2. At the County Council meeting, Blake presented two tax abatement requests for Webb Wheel. They are considering a 200,000 square foot expansion of their facility located just outside of Tell City. The expansion would create approximately 28 new jobs and would include approximately a \$57 million investment; this would be \$15 million of real property and approximately \$42 million in personal property.

Blake stated that securing these tax abatements is part of the decision process for Webb Wheel. The County Council did adopt both Resolutions, which create economic development areas and preliminarily approved the tax abatements on September 25, 2025. The Public Hearing for these abatements is set for October 23, 2025. The site selector will also be present for that Public Hearing.

Blake stated that RJL has a meeting with the Redevelopment Commission (RDC) that evening. As part of this project, RDC had considered preliminarily to contribute some funds for water and sewer improvements. RJL will ask the RDC at their meeting to make a motion to approve those funds to be used for that purpose, or commit those funds officially. That would then come to the Commissioners for approval, and then to the Council. Blake added that there will be a requirement for Webb Wheel to get reimbursed those funds, that way they are not given a blank check for \$200,000.

3. Blake has a tour on this date with Waupaca.
4. RJL has submitted a couple properties for some recent IEC projects. One was Project Revive, which would give approximately \$75 to \$200 million capital improvement, or capital investment, and approximately 50 jobs. They only need 20 to 25 acres. This project is called unsorted waste to high value materials transition type use. They would be collecting things like graphite, carbon, hydrogen, and metals. It is somewhat of a transfer station that would use this material for other purposes.

Blake stated it is important to recognize that the County is not locked into this opportunity if it decides that as a community, this is not is wanted for Perry County. The County would not be locked in, and could always back

out of it. More information on this will be forthcoming once RJL starts getting information from the State. There is nothing firm or committed at this time.

5. Blake stated that later this month, he will be recommending the County Council consider a policy on tax abatements. This would establish guidelines and guardrails for the consideration of tax abatements. Generally, RJL would not recommend the same level of tax abatement for a business that is going to invest \$50,000 and hire two people as someone who is going to invest \$57 million and hire 28 people. In addition, RJL will be developing some similar recommendations for the Redevelopment Commission to consider.
6. RJL is recommending an update to the County's brand identity. They have learned that PCDC (Perry County Development Corporation) owns the rights to the current brand. In order to help separate and really distinguish the County from that organization, RJL feels it is in the County's best interest to create a new identity for itself. Recommendations will be brought back for the Commissioners to consider.
7. RJL has worked with the Derby Community Association to submit a grant to T-Mobile for their park infrastructure, or enhancements. RJL should be hearing something on that grant in the next 30-45 days.

GREG HENDERSHOT, PARKS & REC/BUILDING MAINTENANCE

a) HVAC – South Annex Building

Hendershot stated that the HVAC at the South Annex will need to be replaced. Frederick Sheet Metal, is who Hendershot believed the County has a contract with, services that unit. Frederick Sheet Metal stated that the unit is old, throwing out 1,000 parts per million carbon dioxide, which they said was high. Hendershot was told the unit inside needed to be replaced, and the outside unit looked okay. Hendershot requested a quote to replace the inside unit, and also a quote with replacing everything with a more efficient unit.

Hendershot called Valley Supply and asked for the same quotes.

RC asked if there is any building maintenance appropriated for the South Annex?

Auditor Hammack responded she does not know if there is any money left in there.

Hendershot stated that if the Commissioners want to keep the outside unit they can. RC asked Hendershot if he knew the age of the outside unit, and he responded no. It does not look nearly as old as the inside unit.

RT asked Hendershot if he presented estimates for the whole unit, or just the inside unit, and he responded they are both ways.

RC stated that what is creating the CO2 is the gas. He feels that if the air conditioner is working fine, then only replace the gas unit. RC stated that to get another 30 years out of a unit, it would be smart to purchase a 97-efficiency unit.

PJ stated that Valley Supply is cheaper, but asked if the County has a maintenance contract with Frederick Sheet Metal? Hendershot responded he believes it does, as they come and service that unit. RC stated that the price difference is \$110. RT asked if the County has to take the lesser quote?

PJ would like to see the contract with Frederick Sheet Metal.

Hammack stated that in South Annex Maintenance, there is \$2,478.13 left.

Hammack will locate the contract with Frederick Sheet Metal and forward it on to the Commissioners.

PJ made a motion to table until additional information is collected, seconded by RT.

Motion carried 3-0.

MENDY LASSALINE, ASSESSOR

a) Cyclical Reassessment Bid

Lassaline stated she had sent everything to Attorney Andrew Foster to review the bid received from Tyler Technologies. He reviewed it and had no questions.

Lassaline was looking for the Commissioners to approve the bid and sign off on it.

RC stated that he is currently soliciting different ideas from overflight places, and has received three. The last one he received, they fly it, it has software where you can click on the building, and it tells the square footage. It shows all the buildings

that they identified. If a comparison is done, it shows from the previous flight to the current flight, what is new, what is addition, what is removed, all by color code. Pricing was provided at approximately one-third of what Tyler Technologies is quoting. With the new contract going into effect in May, 2026, RC would like to go ahead and get a little more information, and to see exactly how that would work.

Lassaline stated that if the County priced the flyover, as the County currently uses the State flyover for free, which only happens every five years. RC responded that this is included in the quote. RC stated he spoke to individuals at the French Lick Conference, and with a county bigger than Perry, they were paying in the neighborhood of \$40,000-\$50,000. Perry County received a quote a little higher than that, and the other two have not talked price yet.

Lassaline stated that this is her office, and RC should be talking to her, not anybody else. RC responded that he would have thought Lassaline would have taken the initiative, with Lassaline responding she has taken the initiative.

Lassaline added that she has looked into pictometry for years, and the County cannot afford it. RC asked if it is strictly an affordability issue? If the County could get a pictometry and save money, RC asked Lassaline if she would be okay with that? Lassaline responded no, as she feels she should have input in this decision. She did not feel RC should be making decisions that pertain to her office. Lassaline added she needs the tools to be able to run her office to the best of her ability. Lassaline added she has looked into pictometry multiple times, and for what Tyler Technology's contract is and what that would cost to do exactly what the County is already doing, was not affordable.

RC asked Lassaline if she had any current numbers from the last time she looked into this, and she responded the flyover costs \$45,000. Then the County would have to have the software. RC thinks that the County can utilize its current GIS system with layers added to it that are restricted. Lassaline responded that the current GIS system uses the State flyover map, which happens every five years. The County would be losing a lot of assessed value if it used information that was five years old versus somebody that is actually there seeing it. RC stated that an oblique flyover will occur if every year if the County chooses to do that. This would be at the County's cost.

RC stated \$45,000 times 4, which would be at \$180,000. Lassaline added that this amount does not include the software for her system to adapt to that.

Lassaline stated that currently those maps are downloaded on a laptop, which are color coded as yes, everything is complete, or no, it is not, and flag this. The County does not have this software, which would be an additional cost. RC thinks this is part of what that company is offering is not necessarily just the fly, but then there is an additional cost. Flying the County, and Tyler Technologies visits the County one time in four years, RC thinks the County should not be flying the County every year. That is 100 percent. The County could adopt something a little less than flying every year because the County's current system is one every four years. This is where RC feels the County could have some potential costs savings. Lassaline responded that if the County has a good permit system, then they catch those in between. RC stated that the problem with the permit system is that right now, the utilities have started not installing anything unless it has a permit. However, those who have a permit have a structure. They utilize existing utilities, and unless the County is driving people or doing something within the County on a constant basis, we will not pick it up. With a flyover, it will be identified that all of a sudden what was a house now has a barn. RC stated that for comparison, Tyler Technologies is a four-year contract, at almost \$400,000.

PJ stated that she believes what Lassaline is asking for is her input. PJ suggested putting down a couple meetings, sit down, find out what works for the Assessor's office, what they are willing to work with, as obviously that office has to be onboard, as this is their job. If the Assessor does not like one company and their program, it makes her job harder, and it is not going to be worth the money, even if it is cheaper. RT asked Lassaline how long Tyler Technologies has been with the Assessor's office, and she responded since 2004.

PJ asked when does a decision have to be made for Tyler Technologies, and Lassaline responded the bid has been opened. Foster stated that bid terms are only good for a certain amount of time.

RC feels that the Commissioners owe it to the tax payers, and PJ asked if the County could quickly get those vendors in with some pricing? RC responded that they always could ask.

RT made a motion to table until the County can get more information on cyclical reassessment, seconded by PJ. Motion carried 3-0.

MINUTES

a) 09.16.2025

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

KRISTINIA HAMMACK, AUDITOR

a) 09.26.2025 Payroll: \$197,786.19

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

b) 09.26.2025 Payroll W/H: \$42,618.70

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

c) Health Claims: \$62,274.19

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

d) Dental Claims: \$188.62

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

e) Vision Claims: \$191.79

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

f) Life Insurance Claims: \$1,578.12

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

g) 10.06.2025 Solid Waste Claim Docket: \$4,521.37

This amount was changed due to having funds set aside for installation at the Branchville site, and it was charged over to Solid Waste. The Auditor never received the bill, it was sent directly to Marsh, Terry & Associates. It was part of the package to put the compactor in.

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

h) 10.06.2025 Account Payable Claim Docket: \$914,814.25

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

i) Capital Projects Fund Appropriation (Courthouse Parking Lot Paving): \$2,900.00

RC stated that as the vendor started the work on the parking lot, they stated that there may be a couple of areas that were soft that needed to be dug out. This was the additional money that was associated with that.

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

COMMISSIONERS

a) WTH Agreement

RC stated there is no money associated with this. It would be the Co-op from Dubois County is wanting to be able to flip back and forth, and have access to Perry County, as well as ours can have access to theirs. Some of the areas in the northern part of Perry County would be beneficial to both them and us. It is just granting them access.

RT asked if this is for one year, and RC responded that he thinks so. RT asked when would this start, and when would it end? RC responded his guess is as soon as they get it going.

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

b) RES Invoice and Affidavit

Auditor Hammack stated she received an email on a past due invoice from January. It is approximately \$4,000. RC stated this is the contractual amount for monitoring the work in the area of the foundry. This is paid out of bond proceeds for that project.

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

c) Solid Waste-Cannelton Compactor

RC stated that the County has been able to find a used compactor. A new compactor of this model is \$110,000, the receiving container is in the neighborhood of approximately \$20,000, which the County purchased for less than that.

RC stated that the unit the County found has had limited use to it. It is used, and the total for a receiver and the compactor was \$45,000, plus \$4,000 to install it.

RC stated that currently Cannelton uses open tops uncompacted containers and this is costing the County a fortune. The County has money set aside for this project.

RT asked if this will get rid of all the open top containers at Cannelton? RC responded that it should.

Hammack asked if this is coming out of the General ARPA fund, and RC confirmed this.

PJ made a motion to approve the purchase of the compactor, seconded by RT. Motion carried 3-0.

d) Rivers Edge Animal Shelter Building Maintenance

Molly Hagman stated that shelter has three AC handlers. One went out earlier this year, and it was replaced. One of the other ones went out the past week. Hagman stated that Fredericks Sheet Metal services the animal shelter, and they came out to look at this and stated that it was done.

When the first unit went out, Hagman was advised that all three of those units were reaching end of life. Hagman feels they were installed when the shelter was built.

Hagman stated that when she had Fredericks out to look at this particular unit and give a quote, the third unit that is not broke yet kicked on, and Ed Ress stated that it did not sound good. When one goes down, the other two have to work harder to compensate for that one. Hagman added that with the environment of the animals, urine and ammonia, she has been told that it is hard on these pieces of equipment.

RT asked that if the other unit will be going out in the future, if the County were to go ahead and replace both units, could the quote be better? RC stated he does not believe that the County would save a lot.

RC stated that the County Council, being short on funding, are taking a sum of money out of the account set aside for maintenance for that building. If the renter continues to rent it, the County will have additional funds going into that fund, and it might make it a little more comfortable for the County at a later date when the third unit would fail. RC is not sure that if the Commissioners would entertain replacing that third unit at this meeting, he was not sure with what the Council is taking out of it, that it would work. Hagman asked if what the Council planned to do for sure going to happen? Hammack responded that the budget adoption is Thursday (October 9th). RC responded that he does not know how they are going to take it out of there. Hagman stated that when this first started, it was planned for that to be used for maintenance. There are still two AC units, plus a boiler. Hagman fears that the Council is now going to wipe that restricted fund out, and these units are going to go down.

RT asked Hammack how much was in that fund, and Hammack responded there is \$80,542, and the Council is taking out \$60,000. RT stated that at the bottom of the contract, it states it is for animal services. RC responding that he thinks the Council is saying that they are funding the animal services through that fund.

PJ made a motion to approve Frederick Sheet Metal bid, seconded by RT. Motion carried 3-0.

e) Contractors for Gravel Roads-Northern Perry County

1. Highway Superintendent Steve Howell stated that the County has put 200 ton of rock on Cottonwood, and 200 ton on Apricot. PJ asked if this was after the incident with Farbest Farms, and Howell responded part of that was actually the incident dates.

Howell stated that what the County typically does this time of the year, when there starts to get some moisture, the County tries to get all the roads graded, especially all the hills that they can, and try to get the wash boards out. If there is not moisture when it is graded, then you get wash boards really bad. In the month of November, the County hauls rock to the roads to prepare for winter time.

Howell stated on this particular road, he was not aware there was a problem with it until PJ called him. The road had been graded the week before this incident. It is now being rocked continually from the turkey house to Highway 145. Howell stated that the hill is already getting wash boarded, depending how much rain the County receives, and he plans to start grading it again.

Howell stated he is not aware when turkeys are brought in, nor any other deliveries to/from the farm. Howell added he cannot control the rain. Howell stated he does not feel that the Highway is not taking care of the roads, as the grader had dragged ten times this year. In addition, the intersection was mentioned by Farbest Farms, and this is the first Howell had ever heard about that intersection needing anything done.

RC stated that the Commissioners are looking for a solution, and appreciate Farbest Farms investment in the County. Howell added that he appreciated their investment in Perry Conty as well, but he cannot fix something he does not know about.

A representative from the trucking company that does the hauling for Farbest Farms stated that what had happened is the road gets soft, and it had eroded, and it was to a point now where natural sandstone step-ups are in the hill, so the rock just spins off of those. He described the incident that had occurred. He asked if it would be out of the question to chip and seal the hill, and RC responded that he does not think it will hold up with the truck traffic.

RC suggested the road be scarified, and then add moisture to the road via a water truck when stone is placed. In addition, there is a chemical that can be placed on the road that draws moisture from the air on gravel roads, and this would also eliminate the dust that is generated on these roads. Roads would have to be rolled flat. RC added that it might come to the point where the County might have to asphalt those hills.

RC stated he does not know what the costs of all this would be, and it is something the Commissioners need to explore.

PJ stated that Farbest Farms has been at its location since 2019, and they have been battling this road since 2019. PJ is looking for a plan, and without one, the County is still in 2019.

RT stated that Farbest Farms has a schedule when they are going to get their birds, when they are shipping their birds, and when the feed comes. Howell does not know this schedule. Howell stated he spoke to Josh Schaefer and asked how much notice he receives, and was told two weeks. Howell asked that he let Howell know when this is going to happen so the Highway department can take a look at the road and try to make sure it is in the best shape it can get it in. Schaefer responded to Howell that he would be glad to do that. PJ responded that is great, but would Howell ask any other business to do that? Howell responded they can not read minds, and PJ responded that the Highway Department can fix the roads to make sure that they do not have to call the County every two weeks prior. PJ added that it needs to be done, and done correctly, so that no one has to give notice for traveling on a Perry County Road. RC stated that what he would like to do, whether the County purchases, rents, or whatever, try to rehabilitate a County road by scarifying. He would like to see a minimum of three inches of rock put on the road. Once it is ripped up to incorporate back into the soils, get those hard spots out, get it shaped, compacted, and some type of a binding agent put on it. RC added that whether the County does one section of it or whatever, maybe there is a good test area, but actually see if that helps that road. Then get a plan, as PJ stated, and get the roads in condition.

2. PJ stated that currently the Highway Department is hauling the gravel out, and she has suggested to Howell at least four to five times to contract out some of this hauling of the rock. The County would save money on personnel hours, maintenance of equipment, and will get the job done quicker. PJ added that the County needs ditching, mowing, and grading. PJ stated that the Highway department is not doing a bad job hauling the rock, but to her, it does not make any sense. Howell responded regarding the hauling of the rock; the Highway department already has the rock there in their pile. Howell is not comfortable ordering something if he does not know if he cannot pay for it. He agreed that there may be times that the Highway department needs to hire somebody to help them haul. The situation discussed above was not one of those times.

PJ proposed getting the bids out there, having at least three contractors for anytime the County could call. If there is only one contractor, they could not be available for some time. Howell responded that the Highway does an annual bid, and Mulzer Crushed Stone is the only one who bids. PJ clarified

that this bid she is referencing would only be for the hauling of the rock, delivery, and spreading. This way the County has outside contractors who will be more willing to submit a bid.

PJ stated that the County has a purchase order out for some more trucks. If the County contracted out some of these gravel roads, would the Highway department need three more trucks? Howell responded that his newest trucks are 2018, there are three of these and have over 100,000 miles, all other trucks are older. Howell added that the Highway department needs to be able to get the snow off the roads. PJ agreed with that, but responded she did not know if three trucks were needed if the County could get outside contractors to haul some gravel. Howell stated there is 247 miles of roads.

PJ stated what the Highway department is doing is not working.

RC asked Howell if there are any contractors with graders and the equipment to bust the roads up, that the County could contract? Howell responded the County could possibly do that.

PJ made a motion to advertise for trucking deliveries and spreading of rock on a day-to-day basis, seconded by RT. Motion carried 3-0.

The next meeting will be Tuesday, October 21, 2025 at 6:00 p.m.

The meeting was adjourned at 10:41 a.m. CST.

PJ made a motion to adjourn, seconded by RT. Motion carried 3-0.

Randy Cole
President

Pam Jamniczky
Vice-President

Rebecca Thorn

Minutes reviewed by:
Kristinia L. Hammack, Auditor
Minutes prepared by:
Leisa M. Ecker, Deputy Auditor