

REGULAR MEETING
CLARK COUNTY BOARD OF COMMISSIONERS
August 13, 2026

The Board of County Commissioners of Clark County, Indiana met in Regular Session on August 13, 2026, at 5:00 p.m. in Room 103, Clark County Government Building, in Jeffersonville, Indiana.

Present at the meeting were Commissioners – Bryan Glover, Jack Coffman and David Decker, Commissioners’ Assistant Sabrina Corbin, County Attorney Scott Lewis and Auditor Danny Yost.

The Pledge of Allegiance was led by Commissioner Bryan Glover. Prayer was led by Commissioner Jack Coffman.

Approval of the Minutes

Commissioner Decker motioned to approve the July 30, 2026 Regular Meeting Minutes. Commissioner Coffman seconded. Motion approved 3-0.

Auditor Danny Yost presented the claims and payroll for August 19, 2026. Commissioner Coffman motioned to approve the claims and payroll as presented by Auditor Danny Yost. Commissioner Decker seconded. Motion approved 3-0.

Commissioner Glover asked for any amendments to the agenda if not he would entertain a motion to approve. Commissioner Decker motioned to approve the agenda as presented. Commissioner Coffman seconded. Motion approved 3-0.

I. Public Comments:

John O’Bryan – Came to speak with the Commissioners about the Clark County Jail budget. Two weeks ago they asked this Board to call for a prudent financial analysis of the agreement under which our jail houses ICE detainees – the full cost, and the liability – before the 2027 budget. On August 5th they filed a public records request with Mr. Lewis for the county’s liability coverage, and any communication with the insurer about housing federal detainees. They hope to have their comments in the Commissioners hands before the Sheriff presents his budget on the 25th.

Traci Crawford – Came to speak with the Commissioners concerning ICE detentions. In July, six of the people held here were classified by ICE as criminal. Fifty-five were not. In other words, 89% have no criminal charges. They are asking Scotty Maples to use the thirty-day termination clause written into the agreement itself.

Sandy Basham – Came to speak with the Commissioners in support of PC 26-16. For three years, our community, our plan commission, and especially the BZA have been saying the same thing over and over. No. No to industrial solar on AG land. No to projects that don't fit our rural landscape. It's time for the county to put clear standards in place so we're not fighting the same battle endlessly. It's time to put into policy and support PC 26-16.

Shelly Blankenbaker – Came to speak with the Commissioners in support of PC 26-16. The smallest project for solar that has been submitted is 1,500 acres. There is no commercial property that requires that much acreage. The most you usually see is 50 acres or less for commercial. How many posts are needed per acre? You'll find it's between 80 to 120 posts per acre. If you take the middle number of 100, and multiply that on lowest scope of 1,500 acres, you've got 150,000 posts. That is not commercial, that is industrial, and has no business being in our agricultural and residential areas.

Max Zimmerman – Came tonight to ask the Commissioners to vote no to PC 26-16. When the vote was passed to bring this to the Commissioners, it was a 4 to 3 vote. He feels like Chris Fox and Guy Guernsey have had very public opinions about not supporting solar on AG land for years, so he thinks their opinions are very biased. He thinks the vote you all took the other day at the Plan Commission should be null and void because those two votes should be rescinded.

Christine Horsley – Came tonight to ask the Commissioners to support PC 26-16. When an industrial solar project goes in, it changes the entire landscape. She respects landowners who want solar, but respecting their rights cannot mean ignoring the rights of the people who live next door. She's asking them to stand up tonight and acknowledge that property rights doesn't mean that one person gets to reshape the entire community.

Kerri Vaughn – Came to the Commissioners tonight to ask them to vote no on the PC 26-16 text amendment. They are asking the county to recognize agreements that were already legally entered into and were valid and enforceable that was based on an existing ordinance that has already been revisited. Finally, they believe the language needs to make clear that ordinary amendments, extensions, renewals, assignments, or the exercise of an option under an existing agreement doesn't unintentionally destroy the exemption.

Chelsea Stanley, Attorney with Stites and Harbison – She is here on behalf of certain landowners who have entered into agreements relating to solar development, and they respectfully ask that you reject the Plan Commission's recommendation to remove commercial solar energy systems as a special exception use from the AI and AG districts. The discussions by the Plan Commission members and staff leading up to this recommendation acknowledge that once solar energy systems are removed from the AI and AG districts there is, in reality, nowhere left in Clark County for those projects to go. Indiana has expressly declared it to be the policy of this state to promote and encourage solar energy and to remove obstacles to its use. Indiana law further prohibits local regulations that effectively prohibit or unreasonably restrict solar energy systems and prohibits local governments from discriminating against solar as an energy source. Those citations are Indiana code sections 36-7-2-8 and 8-1-2-101.2. By removing commercial solar from both the AI and AG districts, the county risks creating precisely the type of exclusion that the general assembly seeks to prevent. A limited grandfather provision is not a substitute for maintaining a lawful zoning process. Landowners who wish to pursue a lawful use of their property should at least have the opportunity to apply for a special exception and have their proposal evaluated under the county's existing strenuous standards. For those reasons, they respectfully ask that you reject the proposed amendment.

Amanda Jackson – She came to speak with the Commissioners tonight to ask them to vote no. It's her land. She pays the taxes on it. It's for her kids. This is for their future. If you can't vote for it, then please consider an exception. It is her right to do what she wants with

her land. And if you look, there are more and more farmers walking away, they cannot do it around here anymore.

Dan Cristiani – He came to the Commissioners tonight to ask them to vote yes to PC 26-16. This is industrial. It's not commercial. It's not agriculture. It needs to be put to industrial property. He wants to thank everyone that's been listening to all this for all these years.

Greg Hostetler – He came to speak with the Commissioners tonight to express his concerns for the solar text amendment, and the proposed exception for current solar land owner lease holders. He really hopes they plan to vote no. The exemption should allow those who have current solar leases and developer companies who are already here to move forward with a passed exemption.

Michael Cressner – He's here to ask the Commissioners to vote no to the text amendment. They've spent over 9 million dollars developing this project so far. In the next two years, they need to pay an additional \$2 million dollars to those leaseholders to maintain those options. He wants to make clear what this text amendment is, it stops solar in Clark County. There has been a lot of discussion why doesn't solar just go to commercial or industrial land. He's here to say from the industry perspective, that is not feasible.

Blaine Schexnayder – He comes to the Commissioners tonight to ask them to vote yes to PC 26-16. He wants to speak directly to the specific exception standard. The one that says a project must not be detrimental to the surrounding area or to the general welfare. This industrial solar project fails it in every way that matters. It's about protecting the rural neighborhoods from industrial development that doesn't fit, and doesn't belong.

Kelli Stamper – Came here tonight to ask the Commissioners to support PC 26-16. These projects do not fit here. The BZA has spent countless hours reviewing these proposals and denying them because they do not fit the standards for responsible rural development. It's time for the county to do their part. Industrial solar doesn't belong in rural Clark County.

Justin Endres, Attorney with Young, Lind, Endres & Kraft -

What is proposed here is essentially ending the debate process. The solar ordinances in this community, not only were they model UDO ordinances on solar, they were strengthened and debated. They have been in place for years. Study commissions, compromises, and revisions. The only thing that's changed is we've had two applications. And yes, there has been disagreement. But by voting in favor of this, you're not ending disagreement. Disagreement is a feature of democracy, not a bug. It is a positive thing. But what's being asked for you to vote yes to today, quite frankly, is to silence the debate, silence the questions, and silence any potential improvements and opportunities. This isn't a solar problem. This is people have disagreed over two specific projects, and now seek to ban all debate, all future changes and improvements, and any kind of working together, because they just want to silence it. And I'd ask you to vote no and not pass this text amendment.

II. New Business:

- A. Commissioner Glover presented a Traffic Signalization Bid Opening for CR 403 and Bethany Road. They learned today that these were improperly worded, so we'll have to table that until next meeting. Commissioner Decker motioned to table the Bid Opening for CR 403 and Bethany Road. Commissioner Coffman seconded. Motion approved 3-0.

- B. Eric Wise, Plan Commission Director, presented an Ordinance Approving Text Amendments to the Unified Development Ordinance (UDO) on Recommendation by the Clark County Plan Commission. Tonight he's got resolution 26-11, which is the UDO text amendment to portions of the ordinance basically removing commercial solar energy systems from the special exception primary use columns within the AI district (intensive agriculture), and the AG district (general industry). The Plan Commission held a hearing on this amendment on May 13th and forwarded this amendment with a favorable recommendation. This would limit solar to the M1 and M2 districts, which they would still be allowed as a special exception.

Commissioner Glover points out to County Attorney, Scott Lewis, that attached to Ordinance 24-2026 is an exemption for pre-existing leases and asks him to expand on that. Scott Lewis, County Attorney, states that this was not included in the original Plan Commission resolution, but after discussions between the Plan Commission Attorney and himself, on the advice of legal counsel, they believe that if this order gets passed it would need to be subject to the proposed exemption for properties that are already subject to pre-existing commercial solar development agreements and leases. Under the theory that, the potential invested rights, and without the exemptions, it could potentially expose the county to inverse condemnation or regulatory taking lawsuits. So in summary, the proposal that they have proposed, that he's attached to this ordinance, would be an exemption for property owners that have what's called a pre-existing solar agreement, any sort of lease agreement and option agreement, purchase agreement, or easement agreement. And there would be a process where there would be a claim of exemption filed for those people with those qualifying properties and the exemption does allow a single claim of exception that could include one or more parcels. It does include the provision that property owners can have an authorized representative or their solar developers themselves to file the exemption. It does allow for the memorandum of lease agreement to be filed instead of the entire lease agreement. But in essence that the exemptions would allow those qualifying properties with pre-existing agreements to still be located in the A1, AI, and AG zones to proceed with the current process. That would be a special use exception.

Commissioner Coffman motions to deny Ordinance 24-2026, which is an ordinance approving text amendments to the unified development ordinance on a recommendation by the Clark County Planning Commission. Commissioner Coffman states the reason he made the motion to deny is not about whether they are for or against solar. The question raised here is what actions were taken by the BZA. Did it follow and complete the question of solar projects in an agricultural zone. As Mr. Wise pointed out, it was brought before the BZA, and it was denied three times. The process went ahead to continue and everything with an appeal, with one company and another. Also, a committee was formed from both sides to come to a cooperative agreement as to the conditions of the special use. The whole process lined out in the UDO went to full completion, and which brought us

to this text amendment. His concern is, that if this text amendment did get approved that it would only open up the whole discussion all over again. And we would be, there would be no finalization of the issue. To him, denying the text recommendation for Ordinance 24-2026 puts finalization to it. That is the reason a lot of these situations come before the Commissioners. People are looking for a final answer. That closes this. Will it make everyone happy? No. After 14 years of being a Commissioner, this is one of the hardest decisions that he's ever had to deal with. His career as a Commissioner, also as a former member of the Planning and Zoning, and a member of the Council. Please understand this is nothing personal. He only wants to do what is best for this county. That means sometimes not satisfying everyone. So, please respect him for making that decision.

Commissioner Decker seconded. Commissioner Decker agrees with Jack. He's only been doing this for a year but this is by far the hardest decision he's ever made. Something that impacts so many people, who feel so strongly, who are impacted financially, whose legacy and generations are impacted. They heard from all of you. They read every email. They took every phone call. They had every meeting, from both sides. And as many neutral voices, and there aren't that many out there, they tried to talk to them too. He called Commissioners from all over the state. He talked to Assessors. He talked to Legislators. He has a lot of data. He's got it stacked up there and he has poured over it for the last two months when he knew this was going to be on their plate for sure. He dove in headlong because that's what he was elected to do, is make the best decision with the information available to him at the time. And he's confident that he did. What he wanted to see personally is to not put an end to the process. Somebody made a comment about is it the right form of energy, talking about solar. Maybe not. But then they said maybe someday. And by making this vote, they're leaving someday open as a possibility. Because as technology changes, some of these concerns might not be as big.

Before he calls this to a vote, Commissioner Glover would like to make a couple of comments himself. He, along with Jack, has lived and fought with this, and for this, and against this, and listened to both sides of this for a minimum of three to five years. And he thinks what he's seen more than anything is really, I guess what kind of bothers him more than anything, is to

see a community that he's always thought was a very tight-knit community that seemed to have a different flavor than most other communities, become extremely divided. There was no middle ground. You were for or against, there just was no middle ground. And it's troubling because you, as a Commissioner, your tasked with the health, safety, and welfare of constituents in your county. Does it affect health and safety? Maybe not, but does it affect the welfare? Absolutely. I mean, I think we see that here today. He wrote down a couple of comments that he thinks are absolutely true. This doesn't stop anything. This will continue on. We all have spent a lot of time, energy, and money to argue back and forth. For, against, pro, con, safe, unsafe, renewable energy, not renewable. We've argued both ones. And I think maybe sometimes we get caught up in trying to fix something that maybe really isn't broken. So maybe in his mind, he was trying to fix a process that maybe was working exactly the way it was supposed to. Maybe it's the way it was intended to work. But to sit by, just let the process continue to labor on and see people continue to become more divided, and to spend more time and money and energy was, it was troubling. You kind of, you see people in the store, and people that used to wave at you, no longer wave at you. It is what it is and that's what you sign up for in an election. And in listening to that, you hear Mr. Wise say that when the process continues to give the same outcome, there's supposed to be this expected, maybe a way to fix that process so that you don't have that continued process to keep going on and giving you the same outcome. There was a very genuine attempt to try to fix something that maybe is working exactly the way it is. He appreciates the Commissioners digging into this. He knows it was a very difficult time. He knows it was a very difficult conversation. It was very difficult for him to bring it to the Planning Committee. Motion carries 2-1 to deny Ordinance 24-2026.

- C. Brian Dixon, Highway Engineer, presented an Interlocal Agreement for Improvements to McCulloch Pike. Clarksville approached him with the possibility of paving Emery Crossing and McCullough Pike. He doesn't see any negative repercussions from the County standpoint. Commissioner Decker motioned to approve the Interlocal Agreement between the Town of Clarksville and Clark County, Indiana for an improvement to McCullough Pike. At no cost to Clark County Government, at which time when the

project is complete, Clark County will maintain that roadway. President of the Commissioners, Brian Glover, can sign the Interlocal Agreement on behalf of the Commissioners. Commissioner Coffman seconded. Motion approved 3-0.

D. Scott Lewis, County Attorney, presented an Interlocal Agreement with the Town of Utica for Mowing and Tree-trimming. Utica is requesting the County assists and agrees to furnish personnel and equipment to provide these mowing and tree trimming services. In exchange for that, the Town of Utica will pay the County \$3,758.30 upon completion of work.

Commissioner Coffman motioned to approve the Interlocal Agreement between Clark County and the Town of Utica for the tree and brush trimming of roadways to be reimbursed by the Town of Utica in the amount of \$3,758.30. Commissioner Decker seconded. Motion approved 3-0.

E. Scott Lewis, County Attorney, presented a Resolution Approving Agreement with Clark-Floyd Landfill, LLC and Ratifying Related Actions as Part of the Transaction. The current franchise agreement with its amendments are outdated. The original agreement is over 20 years old. Commissioner Coffman motioned to approve Resolution 5-2026, which is a Resolution of the Clark County Board of Commissioners Approving Agreement with the Clark-Floyd Landfill LLC and Ratifying the Related Actions as a Part of the Transaction. Commissioner Glover seconded. Motion approved 2-1 - Abstain.

F. Scott Lewis, County Attorney, presented a Roof Repair Quote for the Highway 403 Garage. They have solicited a quote. It's below the threshold that would require any sort of solicitation for bids or any formal quotes. The dollar amount for this quote is \$37,796.97 from Mr. Roof Exterior Experts. Commissioner Decker motioned to approve the work proposed by Mr. Roof Exterior Experts to repair the roof of the Clark County Highway Garage at 6103 CR 403 in the amount of \$37,796.97, and authorize President Glover to sign the requisite paperwork to begin the work as soon as possible. Commissioner Coffman seconded. Motion approved 3-0.

G. Commissioner Glover presented a Commissioners' Library Board Appointment. It's a Commissioners' Library Board appointment for the

Charlestown Library for Christy Nunn. Commissioner Coffman motioned to approve the appointment of Christy Nunn to the Charlestown Clark County Library Board. Beginning August 18th, 2026 and expiring August 18th, 2030. Commissioner Decker seconded. Motion approved 3-0.

H. Commissioner Glover presented a Henryville Jr / Sr High Marching Band Fundraiser Request. They would like to fundraise at the corner of Highway 160 and 31 on Saturday, August 22nd, 2026 with a weather delay date of August 29, 2026 from 8 a.m. to 12 p.m. Commissioner Decker motioned to approve the Henryville Jr / SR High Marching Band and Boosters request to have a fundraiser at the four way stop in Henryville at the intersection of 160 and Ferguson Street on Saturday, August 22nd, 2026 with an alternate weather day of August 29th, 2026 from 8 a.m. to 12 p.m. Subject to a minor being paired with an adult wearing proper safety vest attire. Commissioner Coffman seconded. Motion approved 3-0.

III. Old Business: None.

Reports:

A. Auditor: Danny Yost, Auditor, enters the Treasurer's Report into the record. Commissioner Coffman motions to enter the Treasurer's Report. Commissioner Decker seconded. Motion approved 3-0.

B. Attorney: None.

C. Highway Department: Commissioner Glover asks how the Charlestown Pike project is going. Brian Dixon, Highway Engineer, states that the Charlestown Pike project is still proceeding as planned. They are anticipating being done by the end of September/first of October. They were actually digging the railroad bore pits today, or they were supposed to be. But they are still on target.

D. Sheriff: Major, Nick Mobley, gave jail numbers: 644 Total Inmates: 18 Fed and 48 ICE.

Elected Officials & Department Heads:

A. None.

V. Other Business: None.

VII. Adjournment: Commissioner Glover entertained a motion to adjourn. Commissioner Decker motioned to adjourn. Commissioner Coffman seconded. Motion approved 3-0.

BOARD OF COMMISSIONERS OF
CLARK COUNTY, INDIANA



BRYAN GLOVER, PRESIDENT

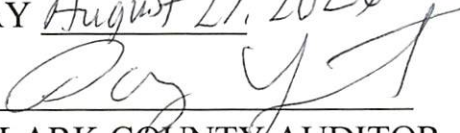


JACK COFFMAN, VICE PRESIDENT



DAVID DECKER, MEMBER

SIGNED THIS DAY August 27, 2026

ATTEST: 
DANNY YOST, CLARK COUNTY AUDITOR