

REGULAR MEETING

CLARK COUNTY BOARD OF COMMISSIONERS

March 26, 2026

The Board of County Commissioners of Clark County, Indiana met in Regular Session on March 26, 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 March 12, 2026 Regular Meeting Minutes. Commissioner Coffman seconded. Motion approved 3-0.

Auditor Danny Yost presented the claims and payroll for April 1, 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:

Richard Fellows came to the Commissioners to speak about a moratorium or ban for the solar companies. Washington and Bethlehem Township is an area that was invaded by a solar company. Just recently, last Wednesday, the BZA Board voted that down. He would like to entertain the possibility of a moratorium to keep those people from coming back in here, and costing us all kinds of resources. He wants to ask the Commissioners to consider a moratorium on these outfits, so they're not coming in and attacking the citizens. They've been sending out flyers, one that came out two days ago, so they're still here and still sending this crazy stuff out.

Shawn Bostock came to the Commissioners to speak about two matters. One seems to have some sort of remedy started. It was brought to his attention through Integrity and Accountability with Shawn Bostock that there was a problem at the Public Defender's Office with phone calls going unanswered. So, he ran a story on his page, and within an hour, Councilman President Fox had reached out wanting to know what was going on. The next day, Mrs. Carmichael reached out, and asked him to call her. Prior to his conversation with Mrs. Carmichael, she and Council President Fox, had a discussion on something they could introduce in the interim to relieve some of that strain. So, there is progress moving forward, but he would like to ask this body to join the conversation with Mrs. Carmichael and President Fox.

The second matter he came to speak on, he spoke with President Glover about last week. He's a former Assistant Chief at Utica Fire and Rescue. In January, he tendered his resignation after he had seen some concerning things when it came to finances. This is a part of a records request he had made. He asked if there were any conflict of interest forms filed by any Board Member or any Firefighter. The answer was no. Unfortunately, they were purchasing from the Fire Department Members. That, indeed, requires conflict of interest. These weren't small purchases from what he's seen, they were premium purchases. Going forward, he also seen some purchasing with outside entities that are extremely close to the command structure. They vacation together. He was doing RFP's, and they were being thrown out to do business with friends. Specifically speaking, the fire gear. Conway shield came in at 3,049.00 for a complete set. Helmet, hood, suspenders, jacket, pants, and boots. Same exact material, just different assembly. But a company that had a salesman that was a coworker of the Chief, and Deputy Chief, got the contracts.

II. New Business:

- A. Scott Lewis, County Attorney, presented the Bid Opening for the Reassessment for the Clark County Assessor. The state required reassessment is on a four year cycle. 2026 is the beginning of a new four year cycle. The County Government sent notice out to perspective companies. We received a sealed bid. The Assessor's Office will review for

compliance and give recommendations at the next meeting. We received one sealed bid from Nexus. The proposed annual fee for the reassessment services is \$539,500.00 for the four year cycle. This is per year, so the total would be \$2,158,000.00. Commissioner Coffman motioned to approve to take the bid received for the Assessor's office under advisement of the County Assessor. Commissioner Decker seconded. Motion approved 3-0.

- B.** Eric Wise, Planning Director, presented Rezoning Ordinance – Plan Commission Resolution 2026-6. This is a change of zone from B3 to R2 for 4.07 acres located on the south side of State Road 60 between Hunt Drive and Everage Road. The owner is C & O Properties, LLC. The reason for this change is to allow for redevelopment of this property for residential subdivision. President Glover opened a public hearing. No one was there to speak for or against. President Glover closed the public hearing. Commissioner Decker motioned to approve Ordinance 11-2026. Commissioner Coffman seconded. Motion approved 3-0.

Eric Wise, Planning Director, presented a Rezoning Ordinance to Create a PUD – Plan Commission Resolution 2026-8. It's a change on zone from AG to PUD (Planned Unit Development) for 51.7 acres located at 1314 Hebron Church Road, Henryville. The owners, Hollyhock Rentals LLC, and the proposed PUD will permit an event venue up to 9,800 square feet, and 36 residential units consisting of single family or townhome type structures, which may be rented for short or long-term periods. Planning Commission held a hearing on March 11th, and forwarded an unfavorable recommendation on this request by a vote of 5 to 1. Benjamin Brainard, petitioner, said what they are proposing is to enhance the Gardens by adding a venue. In listening to the community, they are seeking to put the venue building towards the center of the property below a ridgeline by 20 feet, so it's a good sound dampener to be respectful of sound. In the history of the gardens it shows and proves that they had paid weddings, paid short term rentals, paid tours and garden tours. They purchased it in the fall of last year to continue that legacy, and build on in a tasteful way. Commissioner Glover opened a public hearing.

Public Comments:

David Baird came to speak against the zoning change. He lives across the street from the property. He supports the Planning Commission's unfavorable recommendation for several reasons. The number one reason is the location of this property is not suitable and is beyond the developer's ability to control or mediate. The unfavorable recommendation is consistent with past precedent for similar properties. 1314 Hebron Church Road has already been denied a special use exemption for a wedding venue in December of 2025. These rentals are geared towards people who don't live in Henryville, or even Clark County. The property is gated with private roads, and the private gardens are not for the community, they are for his business venture. The Indiana Code 3674603-4 requires the Planning Commission to pay reasonable regard to the conserving of property values throughout the jurisdiction. Everyone's private property rights should be considered regarding the impact this PUD may impose.

Don Summerfield came to urge the Commissioners to uphold the recommendation of the Planning and Zoning Commission, and deny this change of zoning. In recent months, this request to allow a wedding and events venue along with a number of short-term rentals, has been before the Planning and Zoning Commission, and before that, it was before the BZA. Both times it was denied, so he encourages them to act in accord with these previous decisions and do the same. He has two reasons for this request. The first is that through the course of this process Mr. Brainard's development proposal has changed many times. It just seems the whole proposal's been aimed at providing Mr. Brainard with a blank check that he can fill in at the expense of the neighbors. The second point is Mr. Brainard's appeal to historical precedents. To me, that's a false equivalence. It's kind of like saying, planes take off and land at the Clark County Airport. Let's fly a 747 in there. They are all planes, and they all take off and land. It's the scale of the thing that makes it a false equivalence. It's not the same thing, so he urges them to deny this request.

Kailey Pavey has a packet to submit for the record. She lives directly across from the only entrance to this property. She wants her objections on the record. First, the Planning Commission voted five to one against this. Indiana Code 36-7-4-603 requires this board to give reasonable regard to the

comprehensive plan, the character of current land uses, the most desirable use for the land, and responsible development. Those are not suggestions, they are statutory standards this Board is required to apply. Secondly, the Clark County PC application packet, section three, requires PUD ordinances to include at minimum buffer yard, driveway, lighting, and parking, storage, and trash receptacle standards. Exhibit B contains none of those. Indiana Code 36-7-4-1503 requires PUD Ordinance to specify permitted uses. IC 36-7-4-15034 requires plan documentation to be specified. IC 36-7-4-1509-82 requires detailed terms. The Clark County UDO Chapter 8, Section D3, incorporates all those standards. This application satisfies none of them. Exhibit B, caps weddings at 200, but the suggested venue is 9,800 square feet, and would hold well over a thousand people per Indiana building code. Corporate events, retreats, and funerals are all permitted with no cap on simultaneous events. Add 36 rentals units, and on any given day, over 1,500 people could legally be on this property. That is not detailed terms. Her driveway is directly across from the proposed entrance. IC 36-7-4-601C requires this board to secure public safety, and avoid congestion on public roads. Clark County UDO requires access roads adequate for the traffic the development generates. No traffic study was submitted, and no road improvements were proposed. BZA case 25-30 denied this venue, BZA case 25-31 granted short-term rentals condition on subdividing the property, and obtaining Health Department septic approval. Neither condition has been satisfied. A cease and desist was issued. Rentals are still operating. The law is clear, the UDO is clear, and the comprehensive plan is clear. Please deny this Ordinance.

Jennifer Plue comes before the Board to oppose this development. The roads are too narrow. People treat the road as a drag strip, invisibility is an issue with blind hills, curves, and everything else. There have been wrecks, and people sliding off in her yard. At the four-way stop at 31 and 160 in the afternoon traffic backs up for a pretty good ways. Wider roads, larger roads, can hold a larger volume. And you are talking about these 36 cottages would hold 216 people, and then you add a 200 person wedding on top of that, and you're sending 416 people through a single four-way stop. People that would come would likely be from out of area, not know the roads, and likely drinking. They would also need truck deliveries and she doesn't think the road could handle commercial vehicles. A 150 person venue has already

been denied for a different area. Please uphold the recommendation and deny this Ordinance.

Commissioner Glover closed the public hearing. Commissioner Coffman motioned to deny Ordinance number 12-2026, which is an Ordinance to change the zoning from AG to PUD. Commissioner Decker seconded. Motion denied 3-0.

C. Doug Benfield, Clark County Health Department, presented an Ordinance Establishing the Mobile Integrated Healthcare Grant Fund for the Clark County Health Department. They are here for and equipment grant to receive from the Department of Homeland Security. This grant would pay for them to purchase a machine to do blood chemistry for individuals out in the field. Many of the steps the Health Department is trying to do is to reduce the ER usage, and the EMS usage in our community. Commissioner Decker motioned to approve fund number 9168, which would be Ordinance 3-2026, establishing the Mobile Integrated Healthcare Grant Fund. Commissioner Coffman seconded. Motion approved 3-0.

D. Commissioner Glover presented Ordinance 14-2026, an Ordinance Amending Ordinance No. 07-1983 (The Clark County Traffic Control Ordinance). This came to the Commissioners with four letters of recommendation from the Mayor of Charlestown (Treva Hodges), the Police Chief of Charlestown (Eric Kruse), the Highway Superintendent (Albert Purcell, and the Clark County Engineer (Brian Dixon). It's a request to lower the speed limit on County Road 403 from Salem Noble Road to Cardinal Drive from what is now 50 miles per hour to 40 miles per hour. Commissioner Coffman motioned to approve Ordinance 14-2026. Commissioner Decker seconded. Motion approved 3-0.

E. Scott Lewis, County Attorney, presented a Public Safety Services Agreement with River Ridge Development Authority. This was presented to us, and it's been voted on and approved by the River Ridge Development Authority. Under Indiana law, a statutory reuse authority, when they have certain type of surplus funds, they can enter into certain type of agreements with the various political subdivisions in the jurisdiction who may provide

services for them, to pay money for those services. So, with the County, the proposed agreement would be, in return of the mutual aid agreements that our Clark County Sheriff has with most of the other law enforcement agencies, that we would provide the mutual aid services through the Sheriff's Office, and also with the EMS Ambulance services that covers this district. In exchange for those services, River Ridge would pay the County for this calendar year, 850,000.00 dollars. This is not an ongoing payment. The money would be paid into the County general fund, and it would be expended subject to appropriation by the County Council. Commissioner Decker motioned to approve the 2026 County Public Safety Services Agreement between the River Ridge Development Authority and the Clark County Government. Commissioner Coffman seconded. Motion approved 3-0.

F. Scott Lewis, County Attorney, presented a Professional Consulting Services Agreement for an EMS Study. The Health Department had sought a proposal from Fitch and Associates to provide consulting services to provide a study for EMS Services to assess needs, make recommendations and so forth for long term solutions to the EMS coverage for the County. The total contract price would be 64,000.00. Mr. Bentfield and the Health Department has already gone before the Council, and they received an appropriation from the Rainy Day Fund. The expected completion date of the study is 4 to 6 months, but probably closer to 6. Commissioner Decker motioned to approve the Professional Consulting Services Agreement for an EMS Study. Commissioner Coffman seconded. Motion approved 3-0.

G. Scott Lewis, County Attorney, presented an Opioid Restricted Funds Request from the Homeless Coalition of Southern Indiana. They are requesting opioid restricted funds for opioid remediation purposes. Their total request, as outlined in the proposal, is 87,250.00 dollars, and pursuant to our procedure, this has gone through Dr. Yazel, on behalf of the Health Department, to review. Dr. Yazel has reviewed, and feels that it meets the criteria for the eligibility under the class action lawsuit funding criteria. Commissioner Coffman motioned to approve the Opioid Restricted Funds Request from the Homeless Coalition of Southern Indiana in the amount of 87,250.00. Commissioner Decker seconded. Motion approved 3-0.

- H.** Commissioner Glover presented an Opioid Restricted Funds Request from Tri Township Fire Protection District in the amount of 64,641.81. This comes along with a letter of recommendation from Mr. Bentfield, and you see where Mr. Mousavi and Mr. Cooke sent a request that outlines exactly what they're looking for. It's a purchase of critical medical equipment for Tri Township. The equipment requested is three sapphire multi-therapy infusion pumps, and then three ZOLL Z Vent portable ventilators. This also includes service plans for the ventilators. Commissioner Decker motioned to approve the Opioid Restricted Funds Request from Tri Township Fire Protection District. Commissioner Coffman seconded. Motion approved 3-0.
- I.** Scott Lewis, County Attorney, presented the Tax Sale Support Services Addendum and Services Master Agreement with SRI for the Treasurer's Office. This is the annual agreement that the County enters into on behalf of the Auditor and the Treasurer's Office that actually conduct the tax sale. SRI provides all the services to assist them with that work. There is no cost to the County because the fees that SRI charges are added to the properties that are sold at tax sale. This is for the 2026 tax sale. Commissioner Coffman motioned to approve the agreement with SRI. Commissioner Decker seconded. Motion approved 3-0.
- J.** Scott Lewis, County Attorney, presented an Agreement and Authorization to Proceed for Bridge 55 – Carroll Road over East Fork. This is an agreement with USI Consultants as the engineering design consultants for that bridge rehabilitation project. The design consulting fees are in the amount of 320,000.00 dollars. He believes there is already appropriation from the Cum Bridge for the design services for this project. Commissioner Decker motioned to approve the agreement and authorization to proceed for Bridge 55, Carol Road over East Fork between Clark County and USI in the amount of 320,000.00. Commissioner Coffman seconded. Motion approved 3-0.

K. Sabrina Corbin, Commissioners Administrator, presented a Verizon Change of Plans for the Clark County Highway Department Routers. The Highway Department has three routers that have been throttled because they are only allowed 25 gigabytes per month. They are currently paying 30 dollars per month per router, and Verizon has opened up their public safety plans to more NAICS codes. The Highway Department qualifies for unlimited plan with no throttle. Plus they get priority and pre-exemption like first responders. So, the three routers will never throttle and it's for the same price of the current plan. Commissioner Decker motioned to approve the Verizon change of plans for the Highway Department routers. Commissioner Coffman seconded. Motion approved 3-0.

L. Commissioner Glover presented a Commissioners' Board Appointment for the Tri Township Fire Protection District. This gentleman was sent to us with a recommendation, I believe Commissioner Coffman spoke to the candidate who had all the experience you're looking for to sit on a Fire Protection District Board. Commissioner Coffman motioned to approve George Kruer III to the Tri Township Fire Protection Board starting today through Monday January 2027. Commissioner Decker seconded. Motion approved 3-0.

III. Old Business: None.

A. Scott Lewis, County Attorney, presented an Interlocal Agreement with the Town of Sellersburg for Road-Related Services. This was presented a couple of meetings ago and it was tabled for further consideration. So, to refresh everyone's memory the essence of the interlocal agreement between the County and the Town of Sellersburg would be that for these road related improvements for County Road 311, the County would pay for all the engineering design costs, and for right away property acquisition cost, then the Town would pay for all construction costs. Then they actually administered the contracts of those construction components. The Town would fully reimburse the County for all expenses incurred by the County if the Town is unable to secure full funding for this construction of the project. Commissioner Coffman motioned to approve the Interlocal Agreement

between the Commissioners of Clark County, Indiana and the Town of Sellersburg, Indiana. Commissioner Decker seconded. Motion carries 2-1.

Reports:

A. Auditor: None.

B. Attorney: None.

C. Highway Department: Brian Dixon, Highway Engineer, stated there is a tree that's not really in the project limits of the Charlestown Pike Project. However, the road is being constructed in the drip line. So, they're going to be digging out roughly a foot deep, and the property owner is concerned about the integrity of the tree. The Engineer's don't feel it would be a harm to the tree, but the property owner is concerned to the point where they have agreed if the County would take it out, they would let them. Its 4,900.00 dollars, and he doesn't have any other paperwork, so he can't provide anything else at this time. But due to the fact that we are near the end of bat season, if you need more time to consider please let him know. If you don't take it out now you have to wait till October 1. There is no guarantee that the work being done will harm it, or it won't. Commissioner Coffman motioned to approve the removal of the tree with written consent from the property owner, and allow the President Glover to sign the consent form. Commissioner Decker Seconded. Motion approved 2-1.

D. Sheriff: None.

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

Absent

DAVID DECKER, MEMBER

SIGNED THIS DAY April 9 2024

ATTEST: 

DANNY YOST, CLARK COUNTY AUDITOR