



## **HENDRICKS COUNTY BOARD OF COMMISSIONERS** **MINUTES OF THE JULY 22, 2025 MEETING**

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The Hendricks County Board of Commissioners met in regular session at 9:00 AM on Tuesday, July 22, 2025 in the Commissioners' Meeting Room located on the first floor of the Hendricks County Government Center at 355 S. Washington Street, Danville, IN 46122, with the following Hendricks County personnel in attendance:

Dennis W. Dawes	Commissioner, President
Bob Gentry	Commissioner, Vice President
Brad Whicker	Commissioner
R. Todd McCormack	Executive Director
Mila M. Shaffer	Administration and Public Affairs
Graham Youngs	County Attorney
Jack Sadler	Sheriff
David Gaston	Surveyor
Nicole Lawson	Assessor
John Ayers	Engineer
Doug Morris	I.T. Director
Jack Swalley	Facilities Manager
Erin Hughes	Human Resources Administrator
Debbi Fletcher	EMA Director
Brian Hurskainen	Senior Planner
Jeff Corder	Public Health Preparedness Coordinator
Ryan Lemley	Parks & Recreation Superintendent

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### **PLEDGE TO THE FLAG, PRAYER, AND DETERMINATION OF A QUORUM**

Commissioner Dawes opened the Meeting at 9:00 AM with a quorum of all three (3) Commissioners present, led the Pledge of Allegiance in unison, and gave a brief prayer for those who wished to participate.

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### **APPROVAL OF MINUTES OF THE JULY 8, 2025 COMMISSIONERS' MEETING AND OF THE JULY 8, 2025 COMMISSIONERS' EXECUTIVE SESSION**

Commissioner Gentry moved to approve the Minutes of the July 8, 2025 Commissioners' Meeting and of the July 8, 2025 Commissioners' Executive Session as presented. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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### **APPROVAL OF CLAIMS**

Commissioner Whicker moved to approve Check Number 110622, Direct Deposit Numbers 265321-265880, and Budgetary Claims presented from the Auditor's Office for the period beginning July 10, 2025 and ending July 23, 2025. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

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### **IN THE MATTER OF PROPOSED NO PARKING ORDINANCE FOR KOGER STREET**

John Ayers presented a proposed ordinance prohibiting parking at all times on Koger Street from SR 39 to the end and requested the matter be scheduled for a public hearing. John Ayers advised this ordinance was discussed and a public hearing was conducted back in 2023, but no action was taken due to some issues with an adjoining

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property owner. John Ayers stated he and the Sheriff have discussed it further and they would like to increase the fine for violating the ordinance to \$500.00, which will require another public hearing.

There was discussion amongst the Commissioners, John Ayers, Sheriff Sadler, and Graham Youngs regarding the matter. All agreed that setting the fine at \$500.00 should help to deter parking more. Commissioner Gentry expressed his displeasure with the federal government implementing electronic logs because sometimes drivers run out of time with nowhere to park. Commissioner Dawes stated he's not sure it's the County's responsibility to provide trucks with a place to park and this is for public safety. Commissioner Whicker advised the truck drivers need to plan their routes better to avoid parking issues. Sheriff Sadler recommended signage reflecting the higher fine be clearly posted in the area and John Ayers agreed.

Commissioner Gentry moved to schedule the public hearing on August 12, 2025 as requested. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF RESOLUTION NO. 2025-19 APPROVING THE ISSUANCE OF  
REDEVELOPMENT AUTHORITY BONDS**

Adam Steuerwald, Barnes & Thornburg, presented Resolution No. 2025-19 Approving the Issuance of Redevelopment Authority Bonds not to exceed \$55 million to extend the Ronald Reagan Parkway to CR 1000 N. and requested approval. Adam Steuerwald stated that if approved by the Commissioners, the Redevelopment Authority and the Redevelopment Commission would meet on July 23, 2025 at 2:30 PM and 3:00 PM to consider their steps of the bonding process. Adam Steuerwald advised the Council will need to appropriate funds annually to pay the Bond payments due to the language in Senate Bill 1 (SB 1).

Greg Guerrettaz, Financial Solutions Group, presented the Ronald Reagan Parkway Bond Financing Analysis (Exhibit A) and explained that the County Council will need to implement a 1.2% local income tax (LIT) due to SB 1. Greg Guerrettaz stated the Bond would need an estimated .07% of this LIT to fund the estimated lease payments based on the current income in the County. Greg Guerrettaz advised the area is in a TIF District and the hope is that the TIF revenue will eventually be able to pay the Bond payments, but until then, the County will have to find other sources to make the payments. Greg Guerrettaz stated Hendricks County will be one of the first to do this bonding since the implementation of SB 1 and a lot is unknown, especially for 2028.

Commissioner Gentry moved to approve Resolution No. 2025-19 as presented. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF BACK YOUR BADGE MARATHON**

Greg Williams, Town of Plainfield, presented the route map for the annual Back Your Badge Marathon scheduled for September 21, 2025 and requested permission for a single lane closure on E. CR 350 S. from Vestal Road to Liberty Meadows with officers on site for lane control and safety.

Commissioner Gentry moved to approve the request as presented. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF SWCD ADDITIONAL EMPLOYEE**

Mike Starkey, Soil & Water Conservation District (SWCD) Board members requested the Commissioners support their request to the Council for 2026 to add a part-time Urban Resource Conservationist and to switch Bree Ollier's position back from part-time to full-time. Mike Starkey advised a year and a half ago Bree Ollier requested going part-time to spend more time with her child but now she has submitted her resignation, and they would like to switch it back to a full-time position for 2026. Mike Starkey and Ethan Truax advised they lost several federal employees at the SWCD due to DOGE, along with state employee cuts as well, and they want the County to add and change the positions to assist with the workload.

There was discussion amongst the Commissioners, Mike Starkey, and Ethan Truax regarding the matter. Commissioner Whicker stated that even if the Commissioners favorably support their requests, the decision ultimately rests with the Council.

It was the consensus of the Commissioners to favorably support their request to the Council for 2026 to add a part-time Urban Resource Conservationist and convert Bree Ollier's position back to a full-time position.

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**IN THE MATTER OF ZA 528/25: CONNECTION POINTE CHRISTIAN CHURCH OF  
BROWNSBURG, INC.**

Brian Hurskainen presented an Ordinance to amend the zoning map of Hendricks County from PB/Planned Business District to NB/Neighborhood Business District, commonly known as ZA 528/25: Connection Pointe Christian Church of Brownsburg, Inc., S-8&9T-15NR-1E, Washington Township, parcel totaling 7.94 acres, located on south side of E. Main Street, south of the intersection of N. CR 500 E. and E. Main Street. The Plan Commission voted unanimously 6-0-0 at their July 8, 2025 Public Hearing to send a favorable recommendation to the Commissioners.

There was discussion amongst the Commissioners, Brian Hurskainen, and John Ayers regarding the matter, Hendricks Power's traffic concerns, and the intention of realigning the drive when the adjoining house parcel can be acquired. Brian Hurskainen advised this change would be discussed at the plan development stage and is here solely for consideration of rezoning. John Ayers advised their current proposed drive location is allowable by ordinance.

Commissioner Whicker moved to approve the recommendation of the Plan Commission for the rezoning as presented. Commissioner Gentry seconded the motion and inquired if the plan is to purchase the house parcel, if possible, and realign the drive. Brian Hurskainen and John Ayers stated it was. The motion was approved unanimously 3-0-0 and Ordinance No. 2025-23 was assigned.

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**IN THE MATTER OF ALLOCATION OF OUTDOOR WARNING SIRENS**

Debbi Fletcher reported three outdoor warning sirens that were purchased with ARPA funds remain and requested they be allocated as follows:

- Replace the current siren in Stilesville that was installed by the Town back in 2014 that activates as a stand-alone siren as it is not connected to the County activation system;
- Replace Siren #2 in Avon on top of Sycamore Elementary School that is inoperable;
- Replace Siren #19 in Brownsburg at 6045 E. County Road 350 N. that is inoperable.

Debbie Fletcher advised the towns would be responsible for the \$1,800.00 to remove their current siren and the costs associated to disconnect and reconnect the power. Debbi Fletcher stated the costs for the sirens and their installation was paid for with the ARPA funds.

Commissioner Gentry moved to allocate the three sirens as recommended. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF RIGHT STUFF SOFTWARE RENEWAL LETTER**

Mila Shaffer presented the Right Stuff Software Renewal Letter for the Auditor's Office to renew their time and attendance software for another three years at \$45,700.00 per year and requested approval. Mila Shaffer advised the price increased \$3,800.00 annually and the number of users increased from 535 to 570.

Commissioner Gentry moved to approve the Renewal Letter as presented. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF RONALD REAGAN PARKWAY PHASE 1A  
SUPPLEMENTAL DESIGN AGREEMENT NO. 3**

John Ayers presented the United Consulting Ronald Reagan Parkway Phase 1A Supplemental Design Agreement No. 3 for an additional \$62,000.00 and recommended approval.

There was discussion amongst the Commissioners and John Ayers regarding the matter.

Commissioner Gentry moved to approve the Agreement as recommended. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF RONALD REAGAN PARKWAY PHASE 1B  
SUPPLEMENTAL DESIGN AGREEMENT NO. 4**

John Ayers presented the United Consulting Ronald Reagan Parkway Phase 1B Supplemental Design Agreement No. 4 for an additional \$199,200.00 and recommended approval. John Ayers stated this was to get the plans for the upcoming phase ready for letting.

There was discussion amongst the Commissioners and John Ayers regarding the matter.

Commissioner Whicker moved to approve the Agreement as recommended. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF RFQ FOR RONALD REAGAN PARKWAY  
PHASE 1B CONSTRUCTION INSPECTION**

John Ayers presented a Request for Qualifications (RFQ) for the Ronald Reagan Parkway Phase 1B Construction Inspection and recommended approval. RFQ submissions shall be received by 3:00 PM EST on August 18, 2025 to be considered.

Commissioner Whicker moved to approve the RFQ as recommended. Commissioner Gentry seconded the motion. Commissioner Dawes inquired if the estimated construction time listed on the RFQ was correct. John Ayers advised it was. The motion was approved unanimously 3-0-0.

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**IN THE MATTER OF DECLARING THE AUDITOR'S OFFICE FURNITURE OF NO VALUE**

Jack Swalley requested two desk workstations from the payroll side of the Auditor's Office be declared of no value so they can be properly disposed of.

Commissioner Whicker moved to declare the two workstations of no value so they can be disposed of. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF FAIRGROUNDS BUILDING EXTENSION**

Jack Swalley presented a Quote from Graber Post Buildings Inc. for \$213,765.00 and a Quote from FBi Buildings Inc. for \$228,628.00 for a 50'x78' extension of one of the buildings at the Fairgrounds and recommended approval of the Graber Quote and Contract. Jack Swalley advised Counsel has recommended changes to the Contract and requested the approval be subject to Counsel's approval of the final Contract.

There was discussion amongst the Commissioners, Graham Youngs, and Jack Swalley regarding the matter.

Commissioner Gentry moved to approve the Graber Quote and Contract pending final Counsel approval of the Contract. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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**IN THE MATTER OF INCREASING TREASURER'S CREDIT CARD LIMIT**

Commissioner Whicker moved to approve increasing one of the Treasurer's credit card limits to \$1,500.00 retroactive to Commissioner Dawes verbal approval on July 16, 2025 as requested. Commissioner Gentry seconded the motion and the motion was approved unanimously.

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**IN THE MATTER OF INCREASING ASSESSOR'S CREDIT CARD LIMIT**

Nicole Lawson requested her credit card limit be increased from \$5,000.00 to \$7,500.00 to allow enough credit to be able to register her staff for conferences, book all their hotel rooms, and cover other Assessor's Office expenses.

Commissioner Whicker moved to increase the Assessor's credit card limit to \$7,500.00 as requested. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

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## **IN THE MATTER OF COMMENTS FROM THE FLOOR**

Jay Thompson, 7722 Quail Creek Trace in Pittsboro, thanked whoever was responsible for the new entry system at the 2025 4-H Fair, recommended they consider markings on the power poles to assist fairgoers in finding their vehicles when leaving, and suggested they install a pan/tilt/zoom camera to monitor traffic on CR 200 as well.

The Commissioners requested he direct his comments to Steve Patterson at the Fairgrounds.

Jay Thompson reported he was recently in the radio room at the Highway Department and noticed that there are surplus radios not being used and wants to know if they can be donated to the Hendricks County ARES (Amateur Radio Emergency Service) but isn't sure if they can be declared as surplus to do so or not.

There was discussion amongst the Commissioners, Graham Youngs, John Ayers, Mila Shaffer, Debbi Fletcher, and Jay Thompson regarding the matter. Commissioner Gentry advised he thinks it might be a good idea to donate them to ARES and HAM if the County is no longer using them and inquired if there were any reasons why they couldn't be donated. Commissioner Dawes advised they would look into it and see what needed to be done. Mila Shaffer advised that statutes dictate whom the County can directly donate surplus property to and is not sure their organization qualifies. Graham Youngs agreed and advised it would need to be looked into to see if it is an allowable entity. Debbi Fletcher stated they are a 501(c)(3). Commissioner Dawes advised that Counsel would look into it.

Jeff Banning, Banning Engineering, inquired when they would be receiving the signed final version of the Memorandum of Understanding between the County and David Weekley Homes that was approved at the last Commissioners' Meeting as it is holding up their filings with the Town of Brownsburg.

Mila Shaffer advised she has not received the final version from Greg Steuerwald yet and once he submits it, she will have Commissioner Dawes sign it, and will forward it to Banning Engineering. Graham Youngs advised he would check with Greg Steuerwald to find out where it is at.

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## **IN THE MATTER OF ELECTED OFFICIALS**

Sheriff Jack Sadler stated there are lot letters posted at the Fairgrounds already, but advised maybe they aren't easily identifiable, and stated there is a boom camera on the Sheriff's bus that they can zoom out if needed.

Sheriff Sadler inquired about the Commissioners' support for the letter he submitted on July 9, 2025 for his 2026 vehicle and personnel requests.

Commissioner Dawes advised he thinks the Commissioners are supportive of his 2026 requests to the Council.

Sheriff Sadler reported he submitted an agreement to Greg Steuerwald for approval yesterday to purchase Command Cloud, and advised it states it's an agreement and not a contract but went ahead and submitted it for their review. Sheriff Sadler advised he has the funds to purchase it.

Commissioner Gentry moved to approve the agreement pending Counsel approval. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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## **IN THE MATTER OF CURVE CORRECTION ON CR 700 S.**

John Ayers reported he received a quote from Clark Dietz, County's on-call inspection consultant, for \$43,805.00 for part-time inspection of the curve correction project on CR 700 S. and recommended approval.

Commissioner Gentry moved to approve the quote from Clark Dietz as recommended. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.

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## **IN THE MATTER OF MEETING WITH APPIAN AND INDOT**

John Ayers reported Laurie Maudlin, APPIAN representative, scheduled a meeting with INDOT on July 25, 2025

at 9:00 AM to discuss funding for the SR 39 roundabouts and requested a commissioner attend.

Commissioner Dawes stated he would attend the meeting.

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**IN THE MATTER OF 2026 BUDGET HEARINGS**

Todd McCormack reported the 2026 Budget Hearings are scheduled to begin on August 5, 2025 and inquired if the Commissioners would like to be placed on the schedule for a dedicated time to present their budget request.

There was discussion amongst the Commissioners and Todd McCormack regarding the matter. Commissioner Whicker stated he thinks it is probably respectful if they do appear.

It was the consensus of the Commissioners for Todd McCormack to request they be placed on the schedule.

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**IN THE MATTER OF COUNTY ATTORNEY**

Graham Youngs reported he would look into the MOU mentioned earlier in the meeting.

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**IN THE MATTER OF COMMISSIONERS**

Commissioner Dawes reported annual performance reviews were due some time ago and requested those that still have not completed them to please get them accomplished.

Commissioner Dawes reported the Hendricks County Recycling District (HCRD) Board met this morning where their ongoing discussion continued regarding purchasing land or a building to relocate their office. Commissioner Dawes stated Lenn Detweiler approached the Board about building out at the parcel where the new Highway Department Facility will be located where they could use their funds to build the building versus using it to only buy the land. Commissioner Dawes advised the Commissioners suggested allowing them to utilize approximately five acres of the parcel with a long-term lease, as mentioned by Commissioner Whicker, to build their building.

Commissioner Whicker moved for the Commissioners to proceed with a structured land lease, with the terms outlined by Counsel, with the HCRD. Commissioner Gentry seconded the motion. Commissioner Dawes inquired if that was enough information for Counsel. Graham Youngs stated it was enough information to get started. Commissioner Whicker requested Graham Youngs be vague with the exact amount of land as they will not know the specifics until after HCRD completes some preliminary engineering. The motion was approved unanimously 3-0-0.

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**IN THE MATTER OF ACKNOWLEDGMENT OF CORRESPONDENCE**

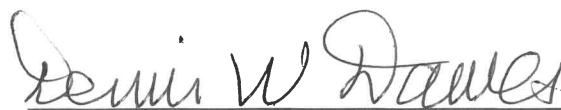
**STAFF REPORTS RECEIVED**

1. Engineering Department Report of July 22, 2025 from John Ayers
2. Executive Director's Report of July 22, 2025 from Todd McCormack
3. I.T. Department Report of July 22, 2025 from Doug Morris
4. Facilities Department Report of July 22, 2025 from Jack Swalley
5. HR Report of July 5-18, 2025 from Erin Hughes
6. Animal Control/Shelter Report of July 3-17, 2025 from LaDonna Hughes
7. EMA Report of May 16-July 21, 2025 from Debbi Fletcher
8. Weights & Measures Report of June 16-July 15, 2025 from Robert Butler
9. Parks & Recreation Report of July 3, 2025 from Ryan Lemley

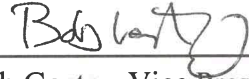
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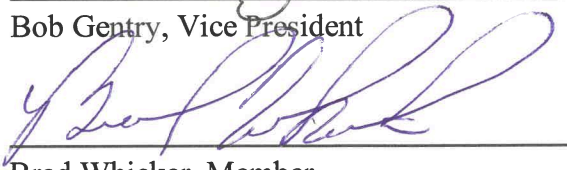
**IN THE MATTER OF ADJOURNMENT**

Commissioner Gentry moved to adjourn the Hendricks County Commissioners' Meeting at 10:08 AM on Tuesday, July 22, 2025. Commissioner Whicker seconded the motion and the motion was approved unanimously 3-0-0.



Dennis W. Dawes, President

  
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Bob Gentry, Vice President

  
\_\_\_\_\_  
Brad Whicker, Member

Prepared by:   
\_\_\_\_\_  
Mila M. Shaffer

**HENDRICKS COUNTY, INDIANA**

**Ronald Reagan Parkway Bond Financing Analysis**

July 15, 2025





## HENDRICKS COUNTY, INDIANA

### Ronald Reagan Parkway Bonds of 2025

#### Estimated Sources & Uses of Funds

##### Sources of Funds

Par Amount of Bonds	\$ 50,000,000
Cash Contribution	600,000
Total Sources of Funds	<u>\$ 50,600,000</u>

##### Uses of Funds

Construction Fund	\$ 46,000,000
Debt Service Reserve Fund	3,994,000
Cost of Issuance, Rating and Rounding	206,000
Underwriter's Discount	400,000
Total Uses of Funds	<u>\$ 50,600,000</u>

Note: The County will need an estimated .07% local income tax rate to fund the estimated lease payment based on current income in the County.

(1.20)

**HENDRICKS COUNTY, INDIANA**  
**Ronald Reagan Parkway Bonds of 2025**  
**Estimated Debt Service Schedule**

Date	Principal Amount	Interest Rate	Interest Amount	Semi-Annual Debt Service	Annual Debt Service
8/15/2025					
2/15/2026	\$ 730,000	5.00%	\$ 1,250,000	\$ 1,980,000	\$ 1,980,000
8/15/2026	750,000	5.00%	1,231,750	1,981,750	
2/15/2027	780,000	5.00%	1,213,000	1,993,000	3,974,750
8/15/2027	800,000	5.00%	1,193,500	1,993,500	
2/15/2028	820,000	5.00%	1,173,500	1,993,500	3,987,000
8/15/2028	840,000	5.00%	1,153,000	1,993,000	
2/15/2029	860,000	5.00%	1,132,000	1,992,000	3,985,000
8/15/2029	880,000	5.00%	1,110,500	1,990,500	
2/15/2030	900,000	5.00%	1,088,500	1,988,500	3,979,000
8/15/2030	930,000	5.00%	1,066,000	1,996,000	
2/15/2031	950,000	5.00%	1,042,750	1,992,750	3,988,750
8/15/2031	970,000	5.00%	1,019,000	1,989,000	
2/15/2032	1,000,000	5.00%	994,750	1,994,750	3,983,750
8/15/2032	1,020,000	5.00%	969,750	1,989,750	
2/15/2033	1,050,000	5.00%	944,250	1,994,250	3,984,000
8/15/2033	1,070,000	5.00%	918,000	1,988,000	
2/15/2034	1,110,000	5.00%	891,250	2,001,250	3,989,250
8/15/2034	1,130,000	5.00%	863,500	1,993,500	
2/15/2035	1,160,000	5.00%	835,250	1,995,250	3,988,750
8/15/2035	1,180,000	5.00%	806,250	1,986,250	
2/15/2036	1,210,000	5.00%	776,750	1,986,750	3,973,000
8/15/2036	1,250,000	5.00%	746,500	1,996,500	
2/15/2037	1,280,000	5.00%	715,250	1,995,250	3,991,750
8/15/2037	1,310,000	5.00%	683,250	1,993,250	
2/15/2038	1,340,000	5.00%	650,500	1,990,500	3,983,750
8/15/2038	1,380,000	5.00%	617,000	1,997,000	
2/15/2039	1,410,000	5.00%	582,500	1,992,500	3,989,500
8/15/2039	1,450,000	5.00%	547,250	1,997,250	
2/15/2040	1,480,000	5.00%	511,000	1,991,000	3,988,250
8/15/2040	1,520,000	5.00%	474,000	1,994,000	
2/15/2041	1,560,000	5.00%	436,000	1,996,000	3,990,000
8/15/2041	1,600,000	5.00%	397,000	1,997,000	
2/15/2042	1,640,000	5.00%	357,000	1,997,000	3,994,000
8/15/2042	1,680,000	5.00%	316,000	1,996,000	
2/15/2043	1,720,000	5.00%	274,000	1,994,000	3,990,000
8/15/2043	1,750,000	5.00%	231,000	1,981,000	
2/15/2044	1,800,000	5.00%	187,250	1,987,250	3,968,250
8/15/2044	1,850,000	5.00%	142,250	1,992,250	
2/15/2045	1,900,000	5.00%	96,000	1,996,000	3,988,250
8/15/2045	1,940,000	5.00%	48,500	1,988,500	1,988,500
Total	\$ 50,000,000		\$ 29,685,500	\$ 79,685,500	\$ 79,685,500