

**STARKE COUNTY BOARD OF COMMISSIONERS**  
**MINUTES**  
**MONDAY, JULY 3, 2023**

Pursuant to adjournment comes now the Starke County Board of Commissioners and meet in Regular Session at 5:00 PM, in person at the Starke County Annex Building, Knox, Indiana, with Mark Gourley, and Don Binkley, present and the following proceedings were held to wit:

The meeting of the Board of Commissioners was called to order by Commissioner Vice -President Mark Gourley directly at 5:00 PM.

**PLANNING COMMISSION – AMENDMENT OF RECREATIONAL VEHICLES,  
AMENDMENT OF COMPREHENSIVE TIME FRAME, RE-ADOPTING THE INDIANA  
UNSAFE BUILDING LAW**

Mary Beaver came before the Board of Commissioners to request Amendment of the Recreational Vehicles, Amendment of Comprehensive Time Frame, and Re-adopting the Indiana Unsafe Building Law. Mrs. Beaver advised that they have taken the recreational vehicle ordinance through the Planning Commission and the tech committees, they revised the fines and fees associated with the ordinance. She advised they cleared up the temporary use and definition sections. Commissioner Gourley asked why there are two separate definitions for permanent use in Section 2-8 and Section 2-9. Mrs. Beaver explained that one is more pertaining to people who are living in it and the other pertains to it as their home, more like a permanent use basis. Further discussion was held regarding the problem of RV permanent use, how the gray water is disposed of, and how RV's are rated for recreational use and not long-term housing. Commissioner Binkley advised he is ok with the Amendment of the Recreational Vehicles but they need to correct the definitions for permanent use section. Commissioner Binkley made a motion to approve the Amendment of the Recreational Vehicles contingent upon Sections 2-8 and 2-9 being combined. Commissioner Gourley seconded the motion and the motion was approved with all ayes.

Mrs. Beaver advised she is also looking for an amendment of the comprehensive time frame. The BZA Board sends out an approval/denial letter after every hearing that is heard. The planning commission suggested that the wording on this should be changed. They don't feel a 6-month time frame is suitable for all situations. The BZA Board needs the flexibility to put a specific time frame on the situations that come before them. After further discussion Commissioner Binkley made a motion to approve the purposed letters and Amendment of Comprehensive Time Frame. Commissioner Gourley seconded he motion and the motion was approved with all ayes. Mrs. Beaver then asked for approval of the Re-adopting the Indiana Unsafe Building Law. This is due to the fines changing from year to year and even the procedures can change from year to year. She stated that Attorney Schramm advised the Planning Commission needs to go over the current Unsafe Building Laws every year, according to the IC Code that governs the unsafe building law, and possibly re-adopt the Indiana Unsafe Building Law if needed. Commissioner Binkley made a motion to approve Re-adopting the Indiana Unsafe Building Law. Commissioner Gourley seconded the motion and the motion was approved with all ayes.

**DR. WILLIAM OLIVER – BASS LAKE EASEMENT**

Dr. Oliver talked about the feasibility of setting aside 20 feet of Starke County owned Bass Lake front property in an easement to a 30-year land use agreement with Doral Industries. Doral would use the property to drill a well and place a pump for maintenance of water levels on Bass Lake. Once the well is placed Doral will perform safety and efficacy studies to submit plans to all necessary local, state and federal agencies for approval. Once approved the land lease agreement would be transferred to the Bass Lake Property Owners Association for ongoing management and maintenance for 30 years with options to renew. Dr. Oliver explained that Doral Industries has moth balled 7 agricultural wells in Starke County in the area around Bass Lake as part of their solar farm development. In the course of Mammoth's community outreach and involvement program they learned of the problems with maintaining levels of water on Bass Lake. They approached the Bass Lake Property Owners Association with an offer to divert water from an existing well to the lake to assist in lake level maintenance. A committee formed and it was revealed that the cost and logistics of diverting water from offsite, across multiple properties and potential road ways as well as ongoing maintenance expenses would be significantly more than leasing 20 feet of lake front property and installing a second well like the existing well. He advised a portion of his property on the south end of Bass Lake has been chosen for this project. Doral and I have entered in to a land use agreement for the project. The Bass Lake Property Owners Association and

Doral have executed a term sheet agreement to take over the land lease agreement, and management of the pump once all permits have been obtained and the safety and efficacy of the well has been established. In addition to paying me in full for the current 30-year lease, Doral has committed to paying up to \$15,000 per year for maintenance and management expenses, for 30 years. A test well has been drilled. An environmental engineering firm specializing in well design and monitoring has advised that while it appears possible to meet the goals of this project, further testing is needed. We are proceeding with testing and design at the site on my property, but are investigating feasibility of alternative sites as a backup plan. In addition to other sites, county owned properties have been identified as desirable locations. Dr. Oliver just wanted to keep the Board of Commissioners abreast in what was going on and the possibility of using one of their easements if needed.

## **EMS – AMBULANCE MAINTENANCE**

Jim Garner, Director of Starke County EMS, came before the Board of Commissioners to discuss ambulance maintenance. He advised the following on each rig:

3308-North Judson M1 (2021 Ford Gas Vin:1FXDE4FN2MDC16274 Current mileage: 91649) had passenger side rear bumper repaired due to a backing incident not reported with an unknown date or operator. No other issues or repairs needed.

4230- Knox base M3 (2019 Ford Gas Vin: 1FDXE4FS8KDC09607 Current mileage: 78992) No known issues or no current repairs needed at this time

0514 (2015 Ford Diesel Vin:1GB6G5CL5F1268834 Current mileage:196,147) Sent to Pit Stop for air conditioner evaluation, cooling fan replaced. As of 06/14/2023 is \*Currently out of service, returned to Pit Stop Auto for performance issue diagnosed as needing particulate filter assembly, reductant fluid injector for an estimate total of \$3,344.66 (Part is on national backorder with no eta release date) Also recommended replace wheel simulators to repair lug nut issue. (estimate avail for review)

\*0085 (2013 Diesel Vin:1GB6G5CL4D1146446 Current mileage:194,205) Currently out of service. This unit was sent for evaluation for possible rear end issues. Estimate from Pit Stop \$5010.00 with findings of needing a transmission, glow plug control module. Was recommended to replace all 4 rear dual tires (estimate avail for review)

0084-Grovertown M5 (2012 Chevy Diesel Vin:1GB6G5CLXC1117256 Current Mileage: 116176)

4149 (2013 Ford Explorer Vin:1FM5K8ARXOG844160 Current Mileage:123229) Routine maintenance performed as well as minor performance issue as well as tune up at county garage. Explorer is currently in use and stocked as a functioning ALS non-transport vehicle as registered with state EMS and being used as an additional paramedic resource as needed.

0086 (2009 Ford Diesel)-Donated to Knox Fire 04/28/2023

He stated that for 3308, he is requesting \$2,963.76 to fix the rear differential and replace all four brakes. After further discussion Commissioner Binkley made a motion to approve \$2,963.76 to be paid from the Cumulative Capital Development Fund. Commissioner Gourley seconded the motion and the motion was approved with all ayes.

## **TREASURER/ASSESSOR COPY MACHINE REPLACEMENT**

Lauri Venckus, Starke County Treasurer, came before the Board of Commissioners to request and new Copy/Scanner/Fax machine. She explained that the copy/scanner/fax machine they have now is very old and what they are paying per copy is several thousand dollars more than what it really should be. After further discussion Commissioner Binkley made a motion to approve the request for a Bizhub C458 Color Printer/Copier/Scanner/ and Fax in the amount of \$4,500.00 Commissioner Gourley seconded the motion and the motion was approved with all ayes.

## **AUDITOR BUSINESS**

Commissioner Binkley made a motion to approve the vendor claims docket for a total in the amount of \$873,121.94. Commissioner Gourley seconded the motion and the motion was approved with all ayes.

Commissioner Binkley made a motion to approve the payroll claims in the amount of \$285,652.27 including deductions in the amount of \$76,455.35 for pay period ending 06/24/2023 and payroll date of 06/30/2023. Commissioner Binkley made a motion to approve the minutes for June 19, 2023.

Commissioner Gourley seconded the motion and the motion was approved with all ayes.

**OTHER BUSINESS**

**PUBLIC COMMENT**

With there being no further public comments and no further business, Commissioner Binkley made a motion to adjourn the meeting. Commissioner Gourley seconded the motion and the motion was approved with all ayes. The meeting was adjourned at 6:08 PM.

**MONDAY, JULY 3, 2023**

N/A

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Charles Chesak, President

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Mark Gourley, Vice-President

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Don Binkley, Member

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Rachel Oesterreich, Auditor and Secretary to  
the Board of Commissioners