

WABASH COUNTY BOARD OF COMMISSIONERS

Regular Meeting Minutes

Monday, August 31, 2026 | 9:00 AM | Wabash County Courthouse

CALL TO ORDER

Chairman Tyler Niccum called the meeting to order at 9:00 AM with all three Commissioners present.

MEMBERS PRESENT: Tyler Niccum, Jeff D. Dawes, and Cheryl Ross

MEMBERS ABSENT: None

ALSO PRESENT IN PERSON: Shelly Baucco, Emily Myers, Ryan Smith, Mark Frantz, Ryan Baker, Scott Long, Scott Richardson, Kimberly Lundmark, Brian and Cheryl Ridgeway, Louella Krom, Marcie Shepherd, Dave Nelson, Dave Terflinger, Kim Shiniger, Greg Harnish, Cynthia Donovan and Latheda Metzger.

VIA ZOOM: Zoom attendees are listed as they appeared in the Zoom participant panel. Laura Grandstaff, Connie, AKline, Amanda Shambarger.

The proceedings were recorded by Auditor Shelly Baucco.

APPROVAL OF PRIOR MINUTES

The minutes of the August 17, 2026, meeting were reviewed. Ross made a motion to approve the minutes as written. Dawes seconded the motion; motion carried 3-0.

PROPOSED TEMPORARY MORATORIUM ON DATA CENTER IMPROVEMENT LOCATION PERMITS

Brian Campbell, Wabash County Planning Commission Director, appeared before the board and reported that at the Planning Commission meeting on August 6th, the Commission voted to request that the County Commissioners place a temporary moratorium on the issuance of improvement location permits for data centers. Mr. Campbell stated that the current Wabash County zoning ordinance contains no regulations related to data center projects, which constitutes a defect in the ordinance that should be corrected before permits are issued in any zoning district. Concerns cited include rapidly changing technology, unresolved environmental impacts, water use, noise, and the need for additional research and due diligence to protect county residents. Mr. Campbell noted that the process would follow the same procedure used for solar and wind/carbon capture ordinances, involving formation of a committee, drafting of an ordinance, and presentation. He stated that the moratorium has an 18-month statutory limit and that the goal is to have an ordinance in place within one year. He further stated that a draft is already in progress.

Public comment was invited. No members of the public came forward on this item.

Ross made a motion to approve the moratorium on data centers and proceed with getting the regulations added to the zoning ordinance. Dawes seconded the motion; motion carried 3-0

ROAD TRANSFER MEMORANDUM OF AGREEMENT WITH THE CITY OF WABASH

The presiding officer introduced the road transfer memorandum of agreement with the City of Wabash, described as a memorandum of agreement to clarify jurisdiction and maintenance responsibility for portions of County Road 50 North and County Road 100 West. Under the agreement, the city would receive approximately 525 feet of 50 North, and the county would take over approximately 2,625 feet from the city limits north to the intersection of 50 North and 100 West.

Mayor Long stated that the Wabash City Board of Works approved the agreement the previous Monday. He noted that utility work on 50 North is planned, including a new force main and gravity sewer in the south lane and a water main with fire hydrants, after which that road will be fully reconstructed. He stated that all semi-traffic from Ford Meter Box will use Ringle Avenue and will not exit on 100 West, and that the anticipated employee traffic will be minimal due to staggered shifts.

Brian Ridgeway, expressed concerns regarding traffic conditions at the intersection of Road 50 and Road 13, describing access onto Road 13 from Road 50 as "nearly impossible," particularly during peak commute hours. The speaker noted that the volume of traffic at that location would create a significant hazard if additional access points were introduced during shift-change periods.

Dave Terflinger, County Council Member, who asked whether the agreement had been posted publicly, what the financial benefit to the county would be, and requested that the item be tabled and a copy of the agreement provided to the County Council for review before a vote, noting that the council must budget for any cost-share obligations including Community Crossings matching funds.

Cheryl Ridgeway, who raised questions regarding whether a traffic study had been conducted, the condition of the roadway, the need to widen the road and associated easement and eminent domain costs, the TIF zone designation of the Ford Meter Box property and use of TIF revenues, and the origin of new asphalt observed north of the Ford Meter Box driveway on 100 West.

Mark Frantz, County Attorney, stated that the road transfer agreement itself is a commissioner issue related to roadway jurisdiction, and that spending on road repairs or Community Crossings matching grants involves the County Council with respect to budget authority.

Ryan and Scott Richardson, the city's representative both noted that they had been coordinating on an informal basis to maintain the roads and that they were still trying to determine who placed the new asphalt north of the Ford Meter Box driveway.

Following discussion, Ross made a motion to table the road transfer memorandum pending further review. Dawes seconded the motion; motion carried 3-0.

COUNTY HIGHWAY

Ryan Smith, Superintendent reported that North Manchester (Market Street) Bridge: Grouting and poly sealing are planned. The bridge is anticipated to be open by Labor Day weekend. The full acceptance of the road will occur after further work through the winter months.

Community Crossings Projects: One small structure is complete, awaiting asphalt. The remaining two projects, America Road and the county line road structure with Huntington County, are expected to be completed within 45 days, at which point all Community Crossings projects will be finished.

Discussion was held regarding county responsibility for bridge inspections. The Highway Superintendent confirmed that the county is responsible for bridge inspections throughout the county, including structures located within city limits, and that inspection costs are included in the Highway Department's annual budget. The county has about 157 bridges. The cost of superstructure bridges was noted to be approximately \$4 million, with North Manchester Bridge cited as an example of a project that began as a \$2.2 million funded project and is now running approximately \$3.6-\$3.7 million.

WABASH COUNTY SHERIFF'S DEPARTMENT

Ryan Baker, Wabash County Sheriff, appeared before the board to request approval of a five-year agreement with Axon for tasers, body cameras, and car cameras for all sheriff's vehicles. The annual amount of \$106,494.42 has been included in the 2027 budget as advertised. The contract start date is February 1, 2027. Installation in sheriff's vehicles is planned for January 2027 so that equipment is operational by the contract start date. The contract includes a provision addressing what occurs if funding is not approved. Mark Frantz, County Attorney, confirmed he had reviewed the contract. Ross made a motion to approve the contract with Axon for \$106,494.42. Dawes seconded the motion; motion carried 3-0.

COUNTY COORDINATOR /HR DIRECTOR

Marcie Shepherd, County Coordinator presented the following:

1. Three quotes were received for sealing the coroner's office parking lot: Master Seal, \$1,573.80; Gaunt & Son, \$1,670.00; Integrity, \$2,200.00. Dawes made a motion to approve the quote with Master Seal for \$1,573.80. Ross seconded the motion; motion carried 3-0.
2. The 2027 legal holiday schedule, noting that the county follows the state holiday schedule. One department head had requested the addition of Juneteenth; the coordinator noted that the City of Wabash recognizes Juneteenth but the State of Indiana does not. The commissioners were given the option to follow the state schedule or add Juneteenth. Ross made a motion to adopt the state holiday schedule for 2027 legal holidays. Dawes seconded the motion; motion carried 3-0.

3. Johnson Controls Contract, Defective Fire Alarm Strobe Replacement. During the most recent inspection, a defective strobe in the fire alarm system was identified as requiring replacement. Johnson Controls submitted a contract for the replacement in the amount of \$848.65. Auditor Baucco has found funding for this item. The contract was reviewed by Mark Frantz, County Attorney. The coordinator noted that a second repair item had been identified but was resolved in-house by maintenance staff and is not part of this contract. Ross made a motion to approve the Johnson Controls Contract for \$848.65. Dawes seconded the motion; motion carried 3-0.
4. GSM / Graves Sheet Metal, DOAS Ductwork Modification Quote; a quote from GSM / Graves Sheet Metal in the amount of \$12,045.13 for modification of the ductwork serving the DOAS (Dedicated Outdoor Air System) units. The coordinator explained that in February 2026, the board had approved \$29,147.76 for hoods for the DOAS systems; however, that project was not completed. The proposed modification involves expanding the ductwork transition to draw air from the full louver opening (79 by 79 inches) rather than through a concentrated area (18 by 42 inches), which is pulling in excess of 1,000 CFMs and causing rain and snow infiltration. The modification is intended to reduce CFMs at that point and eliminate the moisture infiltration problem. The quote of \$12,045.13 includes installation and covers both DOAS units. It replaces the previously approved but unexecuted \$29,147.76 project. Greg Harnish confirmed that DOAS manufacturer does not produce a compatible pre-manufactured product for this application.

Dave Terflinger, County Council Member, asked for clarification that the \$12,045.13 replaces rather than supplements the \$29,147.76 previously approved. The coordinator confirmed that the previously approved amount was never spent and the project was not completed, and that this new quote takes its place.

Dawes made a motion to approve the GSM / Graves Sheet Metal quote of \$12,045.13 for the DOAS ductwork modification. Ross seconded the motion; motion carried 3-0.
5. 808 Manchester Avenue Rental Agreements; Shepherd presented two rental agreements for August 30 & November 1st at 808 Manchester Ave. Ross made a motion to approve the two rental agreements for 808 Manchester Ave. Dawes seconded the motion; motion carried 3-0.

AUDITOR'S REPORT

Shelly Baucco, Wabash County Auditor, presented the following:

1. **Accounts Payable** — Claims and allowances for docket ending 8/24/26 and 8/31/26 were presented for approval. Ross made a motion to approve the claims and allowance docket. Dawes seconded the motion; motion carried 3-0.
2. **Payroll Claims** — Claims and allowances, including withholdings, for the pay period ending 8/15/26 were presented for approval. Ross made a motion to approve the payroll claims and allowances. Dawes seconded the motion; motion carried 3-0.
3. **Riverboat Revenue Sharing Distribution** — The Riverboat Revenue Sharing Distribution in the amount of \$104,784.66 was presented for approval. Ross made a motion to approve the Riverboat Revenue Sharing Distribution. Dawes seconded the motion; motion carried 3-0.

OLD BUSINESS

Niccum asked if there were any old business to discuss. None were heard

ADA / TITLE VI

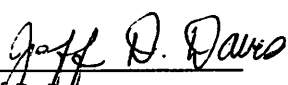
Niccum asked if there were any ADA or Title VI concerns. None were heard.

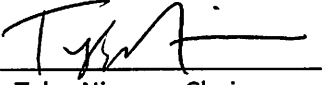
CORRESPONDENCE AND REPORTS REVIEWED

Weights & Measures Monthly Report; IDEM Town of North Manchester; Wabash River Heritage Corridor
Commission Meeting Agenda

ADJOURNMENT

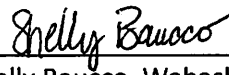
Ross made a motion to adjourn the meeting at 9:49 AM. Dawes seconded the motion; motion carried 3-0. The Commissioners will next meet on Tuesday, September 8, at 9:00 AM.


Jeff D. Dawes


Tyler Niccum, Chairman


Cheryl Ross

ATTEST:


Shelly Bauccho, Wabash County Auditor