

**Town of Lynnville
Lynnville Town Council
Special Meeting
July 24, 2025, Agenda**

CALL TO ORDER

MOMENT OF SILENCE - PLEDGE OF ALLEGEANCE

ROLL CALL

APPROVAL OF MINUTES:

1. May 6, 2025-**Tabled 5/20/2025**
2. September 3, 2025-**Tabled 7/1/2025**
3. July 1, 2025 -**Tabled 7/15/2025**

NEW BUSINESS:

1. Park Domain Name Transfer
2. Replacement Pumps for "the Plant" Water or Wastewater
3. Discussion concerning issues and repairs caused by 3rd party vendors – Require Bond/Permit Fees
4. Permitting requirements to work in town
5. Town Credit Cards
6. Clerk-Treasurer analysis of percentage of work done for utilities listing job duties amount of time per month, etc... to develop a percentage to charge back to utilities. Copy of original
7. Office Hours

Brian Cook, Town Manager

Mike Mitchell, Town Marshal

Michael May, Fire Department

Chris Wischer, Attorney

Lauri Stockus, Clerk-Treasurer

Fund Report Submitted

Budget Status Report Submitted

2025 Project Funding Report Submitted

Bonding Requisition Report Submitted

Upcoming:

- | | |
|-------------------------------|--------------|
| 1. 2026 Budget Public Hearing | September 16 |
| 2. 2026 Budget Approval | October 7 |

Training Schedule:

- | | |
|---|---------------|
| 1. ILMCT Annual Conference – Clerk-Treasurer | August 9-15 |
| 2. Ideas Summit - Council | October 21-23 |

Rachel Titzer, Town Council Member

Doris Horn, Town Council Member

David Goldenberg, Town Council President

****ADDRESS THE FLOOR****

NEXT MEETING: August 5, 2025, 6:00pm Lynnville Town Hall

ADJOURNMENT

ANY AND ALL BUSINESS TO PROPERLY COME BEFORE THE LYNNVILLE TOWN COUNCIL

Persons with disabilities or non-English speaking persons who wish to attend a public meeting or hearing and need assistance should contact Lauri Stockus or Brooklin Robbins, at Town Hall, 207 Main St., Lynnville, IN 47619 or 812-922-5111 not later than one (1) week prior to any meeting or hearing. Every effort will be made to provide reasonable accommodation for any such person(s).

**Town of Lynnville
Town Council Meeting
July 24, 2025, 2025, Meeting Roll Call**

Brian Cook, Town Manager	Present <input type="checkbox"/> Absent <input checked="" type="checkbox"/>
Mike Mitchell, Town Marshal	Present <input type="checkbox"/> Absent <input checked="" type="checkbox"/>
Michael May, Fire Department	Present <input type="checkbox"/> Absent <input checked="" type="checkbox"/>
Chris Wischer, Attorney	Present <input checked="" type="checkbox"/> Absent <input type="checkbox"/>
Lauri Stockus, Clerk-Treasurer	Present <input checked="" type="checkbox"/> Absent <input type="checkbox"/>
Rachel Titzer, Town Council Member	Present <input checked="" type="checkbox"/> Absent <input type="checkbox"/>
Doris Horn, Town Council Member/Park Authority	Present <input type="checkbox"/> Absent <input checked="" type="checkbox"/>
David Goldenberg, Town Council President	Present <input checked="" type="checkbox"/> Absent <input type="checkbox"/>

Time Meeting Called to Order 4:30 pm
Time Meeting Adjournment 5:19 pm

July 24, 2025

- 1 Tom Barclay
- 2 Rachel Callaway
- 3 Larry Meyer
- 4 Betty Skynny
- 5 Eric Skynny
- 6 Sarah Kolley
- 7 Bert Pazdovici
- 8 Joe Lindenschmidt
- 9 Mike Blum
- 10

**Town of Lynnville
Lynnville Town Council
Special Meeting
July 24, 2025, Agenda**

**Present: Chris Wischer, Lauri Stockus, David Goldenberg, Rachel Titzer
Absent: Brian Cook, Mike Mitchell, Michael May, Doris Horn**

Call Meeting to Order at 4:36 pm

Moment of Silence

Pledge of Allegiance

Roll Call

APPROVAL OF MINUTES:

1. May 6, 2025-**Tabled 5/20/2025**
2. September 3, 2025-**Tabled 7/1/2025**
3. July 1, 2025 -**Tabled 7/15/2025**

Brian Cook, Town Manager

Not Present

Mike Mitchell, Town Marshal

Not Present

Michael May, Fire Department

Not Present

NEW BUSINESS:

First Addendum to Park Management Agreement – Lynnville Park Domain Name Transfer

Rachel makes a motion to approve the First Addendum to Park Management Agreement as presented. David seconds the motion. Rachel in favor. David in favor. Motion carries

Replacement Pumps for “the Plant” Water or Wastewater

Some of the pumps operating the Wastewater Plant are wearing out and will probably need to be replaced by the end of 2025. The price for each pump is \$5,000 to 10,000.

Discussion concerning issues and repairs caused by 3rd party vendors – Require Bond/Permit Fees

There has been a problem in town with vendors coming in digging up yards, making ruts, hitting waterlines, etc. without repairing their damage. Investigating what can be done to help this situation. Option 1 is to require vendors to submit bonds to the town before starting any work. The bond will not be released until all work is completed. Option 2 is to charge vendors permit fees. All vendors should be required to report work they plan to do and have utility lines marked BEFORE any work has started no matter which option the council decides to go. The council would like feedback from residents about any issues with vendors. No decision was made.

Permitting requirements to work in town

See above

Town Credit Cards

Council would like the Town Manager to have a Credit Card in his name also. Attorney states it is already on his list to investigate credit card policy.

Clerk-Treasurer analysis of percentage of work done for utilities listing job duties amount of time per month, etc... to develop a percentage to charge back to utilities. Copy of original

David asked if this had been completed. The information that has been completed is submitted with meeting materials. The council thought that by hiring a full-time Utility Clerk it would make the percentage of Clerk-Treasurer work decrease from the stated 31%. The Clerk-Treasurer tried to explain by hiring a Utility Clerk does not affect the Clerk-Treasurer work. The Clerk-Treasurer was doing 2 full-time jobs for 5-6 months when the position was not filled but before that the Deputy Clerk-Treasurer did the Utility Clerk's job. The Clerk-Treasurer's job is writing the checks, balancing the accounts, auditing the bonds, and taxes. The council wants to make sure the allocation schedule is correct for the Clerk-Treasurer's pay because this affects the rate increase of the utilities. The council is trying to make sure all salaries are allocated where they should be. David inquiries about a job description. Lauri informs him she signs a job description every year. Lauri said she would make him another copy.

Office Hours

David asked for specific office hours. He has been told as an elected official the Clerk-Treasurer does not have specific office hours. The council members are working on how to keep the Town Hall open when employees have personal emergencies or are sick. David wants to know what the State Code says specifically before next meeting.

Chris Wischer, Attorney

Nothing to Add

Lauri Stockus, Clerk-Treasurer

Fund Report Submitted

Budget Status Report Submitted

2025 Project Funding Report Submitted

Bonding Requisition Report Submitted

Upcoming:

- | | | |
|----|----------------------------|--------------|
| 1. | 2026 Budget Public Hearing | September 16 |
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Training Schedule:

- | | | |
|----|---|---------------|
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Rachel Titzer, Town Council Member

Bringing up receiving meeting materials. She doesn't want to come to look at the receipts and invoices at Town Hall but would rather have them copied and sent to her email because that is what Chandler's Clerk-Treasurer does for their council members. All receipts, including Fire Territory and Fire Corporate were turned in for reimbursement but some of the charges should not have been reimbursed and will be paid back from Fire Corporate to Fire Territory. Requested, the Fire Department fills out reimbursement forms when submitting receipts to the Clerk-Treasurer. I would like emails instead of using SharePoint, the system currently in place. It is difficult for them to use because they are using their phones instead of computers, the view is different.

Doris Horn, Town Council Member

Not Present

David Goldenberg, Town Council President

Information given concerning road repairs and CCMG grant. Most of the roads will be redone throughout the entire town. The roads not being redone at this time include Meade Valley. The plan is to combine ditching work and road repairs at the same time and apply for 75% if cost with a CCMG grant. Due to the State changing the process there may be some funding issues. The Town Council will continue to work to get the remaining roads and ditching completed.

Apologies offered

David apologized to citizens who came to the meeting based off of an unofficial agenda that somehow got sent to the public. It was not posted on the door, so it had to come from clerk/treasurer even though the council had not received

one nor rarely does in advance of the meeting. Further apologies for the second and third agendas that were handed out incorrectly with items on them that again had not been approved for the agenda. After several attempts we finally got out the appropriate agenda for the meeting, but again David apologized for any inconvenience and issues that came about from the distribution of a non-approved document.

Address the Floor:

Larry Myers asks if there are any plans for the roads on the Gibson side of Lynnville Lake. Peabody stated in the past they were going to replace the road due to the mining but there has not been any update. The council states this area is Gibson County and cannot address roads for Gibson County since the Town of Lynnville is Warrick County. David and Rachel both agree they can reach out to have a discussion with Peabody about replacing the roads or at least get an update for the lease holders on Gibson County side of the lake.

Rachel Titzer discusses on her to-do list is having all lots on Gibson County side of the lake to have 911 addresses with reflective address markers and to remove the old rock with the etched in plat/lot numbers at the end of some of the driveways. The etched rocks make it confusing to some when looking for addresses. Larry asks if there is a way to have Lynnville FD service these houses instead of Buckskin or other towns. It takes other towns 30-45 minutes to reach them when it could take Lynnville 5-10 minutes to reach them due to not being able to get through on the roads right now. David said he will investigate to see if he can figure something out to help with this issue.

Sarah Kolley states all the properties on the Gibson County side have already been issued 911 addresses. The only ones that did not have 911 address were the properties with no houses. Lauri confirms that all the lots now have 911 addresses, even the ones without residents. Rachel would like to make sure every lot has a reflective sign, and all etched stones are removed.

Rachel Callaway asks for an update on the tree that is down on Old Dam Rd. Rachel states it has been approved for removal up to \$6,000, looking for a company to complete the work. Tom Barclay will give an estimate to remove the tree. David states they will make a decision on which company will remove the tree by the next meeting.

Next Meeting will be August 5, 2025, 6:00pm @ Lynnville Town Hall.

Rachel makes the motion to adjourn the Town Council meeting. David seconds the motion. Rachel in favor. David in favor. The meeting is adjourned at 5:19pm.

Lynnville Town Council:



Rachel Titzer, Council Member

****Not Present****

Doris Horn, Council Member


David Goldenberg, Council President

Attest:


Lauri Stockus, Clerk-Treasurer

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FIRST ADDENDUM TO PARK MANAGEMENT AGREEMENT

This Addendum is made and entered into as of July _____, 2025, by and between Town of Lynnville, Indiana, an Indiana municipal corporation, by and through its Lynnville Park Authority (“Town”) and Total Camper LLC, a Wyoming limited liability company (“Manager”) as an addendum to the Park Management Agreement (“Management Agreement”) previously entered into between them and currently in effect:

The parties agree to amend the terms of the Management Agreement as provided herein.

1. The Management Agreement is amended to add Section 2.7 to Article 2 (Duties, Obligations and Covenants of Manger) as follows:

2.7 Management of Domain Name. The Management Services provided by Manager during the term of this Agreement shall include management of the domain name lynnvillepark.com (the “Domain Name”), which is owned by the Town. In furtherance thereof, the Town hereby grants Manager a license for use the Domain Name during the term the Agreement. Upon execution of this Addendum, the Town will authorize its IT vendor to take all steps necessary to transfer the Domain Name to Manager, and the Town agrees to execute any documents and take any other reasonable actions to effectuate the transfer of the Domain Name to Manager. Manager agrees to utilize the Domain Name in connection with its the provision of Management Services under this Agreement and for no other purpose. Upon termination of this Agreement, Manager shall transfer the Web Domain back to the Town and agrees to take all steps and execute any documents necessary to effectuate such transfer. The parties agree the Domain Name shall not be used to create email addresses for Town employees. However, email addresses may be created using the Domain Name for other purposes in connection with the Management Services provided by Manager in accordance with this Agreement.

2. All other provisions of the Management Agreement remain as stated therein.

IN WITNESS WHEREOF, the parties have executed this Addendum to Purchase Agreement as of the day and year first written above.

Town:

Town of Lynnville, Indiana

David Goldenberg
Town Council President

Manager:

Total Camper LLC

John W. Symonds
General Manager

From: David Goldenberg council1@townoflynnville.com
Subject: URGENT Town salary allocations - need input for sewer and water rate analysis
Date: July 10, 2025 at 1:10 PM
To: Lauri Stockus clerk-treasurer@townoflynnville.com
Cc: David Goldenberg council1@townoflynnville.com, Rachel Titzer council2@townoflynnville.com, Doris Horn council3@townoflynnville.com

Later

Please print out and add to agenda. Furthermore, please submit an updated suggestion for allocation of your time to departments. If allocation is to remain at 30% or so for utilities, please provide a listing of jobs that you are doing that relates broken down by water and sewer.

Begin forwarded message:

From: David Goldenberg <Council1@townoflynnville.com>
Subject: URGENT Town salary allocations - need input for sewer and water rate analysis
Date: June 20, 2025 at 12:10:45 PM CDT
To: Lauri Stockus <clerk-treasurer@townoflynnville.com>
Cc: Rachel Titzer <council2@townoflynnville.com>, Doris Horn <council3@townoflynnville.com>, David Goldenberg <council1@townoflynnville.com>, Chris Wischer <chris.wischer@skofirm.com>, Bruce Calk <bruce.calk@townoflynnville.com>

Lauri

Please take a look at the allocations as listed. It would help the town to move some allocations away out of waste water. The only concern I see is to make them under general which would then mean we would have to request a rate allocation approval from the budgeting office. I will drop by in about an hour to discuss what I think others that are reasonable as stated will potentially force a higher rate increase than we had the town would like to see.

When does our contract with water and sewer expire?

Don - When will you be expected to operate on your own?

Begin forwarded message:

From: Chris Wischer <Chris.Wischer@skofirm.com>
Subject: [External] Town salary allocations - need input for sewer and water rate analysis
Date: June 20, 2025 at 5:30:32 PM CDT
To: Doris Horn <council3@townoflynnville.com>, Rachel Titzer <council2@townoflynnville.com>, David Goldenberg <council1@townoflynnville.com>

Council -

The attached sheet is from your 2025 salary ordinance. It sets forth the percentages of each employee's salary that are being allocated to various funds (i.e. where the salaries are paid from). For example, the Town Manager's salary is allocated 5% to the General Fund, 5% to MVH, 5% to LIT, 25% to the water utility and 60% to the sewer utility. The Clerk-Treasurer's salary is being allocated 31.68% to General Fund, 5% to Park, 31.66% to Water, and 31.66 to sewer.

Steve Brock would like feedback from the Council as to whether these allocations should continue. He made the comment when we met with him that your allocations to the utility funds could be a bit heavy. The Clerk and Council stand out to me but I don't have any basis to say whether those allocations are wrong. For a lot of communities, it makes sense to push as much over to the utilities as possible because there's more money there, but that's not really the case with your utilities, not at the moment anyway.

Chris



Chris Wischer
Member

Chris.Wischer@skofirm.com
Direct: 812.452.3595
Main: 812.425.1591

Stoll Keenon Ogden PLLC
One Main St., Suite 201
Evansville, IN 47708

Louisville | Lexington | Indianapolis | Evansville | Frankfort | Jeffersonville
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Pay Distribution Schedule

	Standard Occupation Code	2228 C.C.	2209 FD	1101 Gen	2201 MVH	4437 LT	2240 PSLT	2204 Park	8101 WTP	8202 WWTP
Utility Clerk	11-3013		***	9%				5%	43%	43%
Town Manager	51-8030		***	5%	5%	5%			25%	50%
Town Superintendent	11-1021		***	5%	9%			10%	38%	38%
Town - PT	37-3010	5%	***	65%	10%				10%	10%
Town - P.T.	37-3011	5%	***	35%	10%				25%	25%
Park - FT	37-3000		***					100%		
Park - PT	37-3000		***					100%		
Park Manager	43-0000		***					100%		
Town Marshal	33-3050		***				100%			
Clerk-Treasurer	Elected Official		***	31.66%				5%	31.66%	31.66%
Council	Elected Official		***	26%				22%	26%	26%

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5. Credit Cards Transactions

- A designated official or employee oversees the issuance and use of the credit cards.
- An ordinance or resolution specifically states the purposes for which the credit card may be used.
- The designated official or employee collects the credit card when the purpose for which the credit card has been issued has been accomplished.
- The designated responsible official or employee maintains an accounting system or log which includes the names of individuals requesting usage of the cards, their position, estimated amounts to be charged, fund and account numbers to be charged, date the card is issued and returned, sufficient documentation provided, etc.
- A designated person separate from disbursement process reviews transactions listed on the credit card statements for sufficient documentation and inclusion in claim to the Board.

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2. Disbursement Activities

- The responsibility for approving claims is segregated from those preparing the claims.
- Checks are written by an individual other than the one approving the claim.
- Checks are signed by an individual other than the one preparing them.
- Claims for payment are reviewed and approved by the governing body prior to payment.
- A reconciliation is completed between the claims for payment approved by the board and the actual disbursements posted to the ledger.
- The responsibility for acknowledging the receipt of goods or services is segregated from those preparing claims and writing checks.
- Vendor checks are accounted for in numerical order and reconciled to the disbursement ledger.
- Invoices or other receipts are attached to each claim to support the disbursement.
- A review is completed by an individual outside the disbursement process in which the claim amount is compared to the supporting documentation attached to the claim and the amount of the check.
- Access to disbursement applications is appropriately controlled by user logins and passwords.

3. Receipting Activities

- The responsibility for collecting money and issuing receipts is segregated from those preparing the bank deposit.
- The responsibility for making bank deposits is segregated from those preparing the monthly bank reconciliation.
- Pre-numbered receipts are issued for all money collected and the duplicate receipt is retained.
- Receipts are reconciled to the cash receipts ledger by an individual other than the one collecting money and issuing receipts.
- Posting of receipts to the ledger is completed by an individual other than the one who collects money and makes the deposit.
- Receipts indicate the type of payment received (cash, check, etc.) and this is reconciled to the make-up of the bank deposit.
- Accounts receivable records are maintained by an individual other than the one(s) involved in the billing process.
- The billing process is completed by an individual other than the one who collects cash payments from customers.
- Adjustments to customer accounts are approved by the governing body only after a thorough review.
- A periodic review is completed of all adjustments made to customer accounts by an individual independent of the billing and accounts receivable processes to ensure that all adjustments made have proper approval from the governing body.

4. Cash Activities

- A reconciliation between the recorded cash balance and the bank balance is completed monthly by an individual separate from the receipting and disbursing processes.
- A reconciliation between the receipts ledger and the credits to the bank account is completed periodically by an individual separate of the receipting process.
- A reconciliation between the disbursement ledger and the debits to the bank account is completed periodically by an individual separate of the disbursement process.
- The monthly reconciliation between the cash balance and the bank balance is thoroughly reviewed and approved by the governing body.
- Disbursements from and reimbursements to petty cash funds are periodically reviewed by an individual other than the one responsible for maintaining the petty cash fund.

Installed by the TOWN OF LYNNVILLE-2018

Fund Report

All Funds

From 07/01/2025 Thru 07/31/2025

Grouped By Bank Number

Ordered By Bank Number, Fund Number

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
1101 GENERAL	57931.31	49624.29	57307.46	54648.65	517.04	4917.55	50248.14
1176 ARPA GRANT - COMMUNITY CENTER	1800.00	0.00	0.00	1800.00	0.00	0.00	1800.00
1177 ARP GRANT	5861.90	0.00	0.00	5861.90	0.00	0.00	5861.90
2201 MVH - MOTOR VEHICLE HIGHWAY	40531.57	20734.58	10777.12	47899.70	3202.78	613.45	50489.03
2202 LRS - LOCAL ROADS AND STREET	50732.31	11153.57	1824.56	58464.92	1706.39	109.99	60061.32
2203 MVH-50% RESTRICTED	34964.08	515212.84	161.10	44111.70	506065.22	161.10	550015.82
2217 DONATION	1381.02	4800.00	3325.22	2205.80	650.00	0.00	2855.80
2230 1882 VENUE - ANNEX	0.00	730.00	674.80	254.79	0.00	199.59	55.20
2240 PUBLIC SAFETY	94291.54	47516.75	15597.33	121202.75	5774.25	765.94	126211.06
2241 POLICE DONATION FUND	150.00	0.00	0.00	150.00	0.00	0.00	150.00
2242 RAINY DAY FUND	46535.06	0.00	1256.09	46535.06	0.00	1266.09	45278.97
2256 OPIOID SETTLEMENT UNRESTRICTED	1923.76	0.00	0.00	1923.76	0.00	0.00	1923.76
2257 OPIOID SETTLEMENT RESTRICTED	1705.44	0.00	0.00	1705.44	0.00	0.00	1705.44
2270 TECUMSEH TRAIL FUND-MAINTENANCE AND DONATION	4906.64	1979.63	906.28	6288.46	0.00	308.47	5979.99
2271 TECUMSEH TRAIL LIGHTING FUND	0.00	100000.00	0.00	100000.00	0.00	0.00	100000.00
3311 REDEVELOPMENT AUTHORITY 2024 PROJECT CONSTRUCTION	0.00	73026.72	51000.00	22026.72	0.00	0.00	22026.72
4401 CCI - CUMULATIVE CAPITAL IMPROVEMENTS	7457.22	610.54	0.00	8067.76	0.00	0.00	8067.76
4402 CCD - CUMULATIVE CAPITAL DEVELOPMENT	0.00	10991.44	1333.88	10612.56	0.00	955.00	9657.56
4405 PUBLIC IMPROVEMENT PROJECTS	167866.90	137930.45	216939.43	120761.59	0.00	31903.67	88857.92
4437 LIT - LOCAL INCOME TAX	91439.43	44771.00	43246.57	99959.07	5479.00	12474.21	92963.86
SubTotal Bank Number 0	609478.28	1019081.81	404349.84	754480.63	523394.68	53665.06	1224210.25

**Bank Number 0

**Bank Number 1

6101 WTP-CASH OPERATING-DAILY DEPOSITS	7630.91	180010.01	164450.44	15634.01	16357.73	8801.26	23190.48
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Installed by the TOWN OF LYNNVILLE-2018
Fund Report

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
6103 WTP-DEPRECIATING	38546.99	12475.01	16672.30	34349.70	0.00	0.00	34349.70
6104 WTP-CUSTOMER DEPOSITS	41804.74	1200.00	1461.61	41543.13	100.00	100.00	41543.13
6201 WWTP-CASH OPERATING-DAILY DEPOSITS	78166.76	209689.00	293343.50	1563.57	26912.97	33964.28	-5487.74
6202 WWTP-BOND/INTEREST	90143.99	23500.00	101515.95	12128.04	0.00	0.00	12128.04
6203 WWTP-DEPRECIATING	39666.87	5100.00	19827.10	24939.77	0.00	0.00	24939.77
9906 CONSTRUCTION IN PROGRESS - SPURGEON PROJECT	53698.20	311926.80	150298.44	215326.56	0.00	0.00	215326.56
SubTotal Bank Number 1	349658.46	743900.82	747569.34	345484.78	43370.70	42865.54	345989.94
**Bank Number 4							
7701 PAYROLL	4711.77	260827.75	261869.23	-18115.66	42447.99	20662.04	3670.29
SubTotal Bank Number 4	4711.77	260827.75	261869.23	-18115.66	42447.99	20662.04	3670.29
**Bank Number 5							
2226 COMMUNITY CENTER	8572.80	12671.06	16566.45	6118.02	0.00	1440.61	4677.41
SubTotal Bank Number 5	8572.80	12671.06	16566.45	6118.02	0.00	1440.61	4677.41
**Bank Number 6							
2208 FIRE TERRITORY EQUIPMENT	37204.44	21570.52	5156.06	53618.90	0.00	0.00	53618.90
2209 FIRE PROTECTION TERRITORY	124846.12	605943.15	569173.41	174059.00	504474.87	516918.01	161615.86
4410 FIRE PROTECTION TERRITORY - NEW VEHICLE	32989.60	0.00	0.00	32989.60	0.00	0.00	32989.60
SubTotal Bank Number 6	195040.16	627513.67	574329.47	260667.50	504474.87	516918.01	248224.36
**Bank Number 8							
6301 WWTP-CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SubTotal Bank Number 8	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**Bank Number 9							
2204 LYNNVILLE PARK	197188.88	181358.21	217790.80	131802.23	44749.65	15785.59	160766.29
SubTotal Bank Number 9	197188.88	181358.21	217790.80	131802.23	44749.65	15785.59	160766.29
*** GRAND TOTAL ***	1364660.35	2846353.32	2222475.13	1480437.50	1158437.89	651336.85	1987538.54

BUDGET STATUS REPORT WITH RESERVE CALCULATION

Jul-25

Fund	Fund Description	APPROVED BUDGET			CURRENT EXPENSE STATUS			RESERVE			% Remaining	CT Notes
		Approved 2025 Appropriation (Budget)	Approved Addl Appropriation	Total Approved Appropriation	EXPENSE YTD	Estimated Budget Balance as of: 6/30/2025	CASH BALANCE	RESERVE	15% of YTD Expense	Addl Approp		
	Date of:											
1101	GENERAL FUND	96,000.00		96,000.00	57,307.46	38,692.54	50,248.14	11,535.60	8,596.12	2,959.48		40%
2201	MVH	25,500.00		25,500.00	10,777.12	14,722.88	50,489.03	35,786.15	1,616.57	34,149.58		58%
2202	LRS	14,000.00		14,000.00	1,824.56	12,175.44	60,061.32	47,885.88	273.68	47,612.20		87%
2203	MVH RESTRICTED	25,500.00		25,500.00	161.10	25,338.90	550,015.82	524,676.92	24.17	524,652.76		99%
2204	PARK	212,600.00	63,066.80	275,666.80	217,790.80	57,876.00	160,766.29	102,890.29	32,668.62	70,221.67		21%
2208	FD EQUIPMENT	20,000.00		20,000.00	5,156.06	14,843.94	53,618.90	38,774.96	773.41	38,001.55		74%
2209	FD	145,000.00		145,000.00	64,432.89	80,567.11	53,618.90	-	9,664.93	(9,664.93)		
2217	DONATION	1,381.02		1,381.02	3,325.22	(1,944.20)	2,855.80	4,800.00	498.78	4,301.22		-141%
2226	COMMUNITY CENTER	16,000.00		16,000.00	16,566.45	(566.45)	4,677.41	5,243.86	2,484.97	2,758.89		-4%
2230	1882 VENUE	-		-	674.80	(674.80)	55.20	730.00	101.22	628.78		#DIV/0!
2240	PUBLIC SAFETY	44,000.00		44,000.00	15,390.48	28,609.52	120,643.66	-	-	-		65%
2241	POLICE DONATION FUND	-		-	-	-	150.00	-	-	-		
2242	RAINY DAY	7,500.00		7,500.00	1,256.09	6,243.91	45,278.97	-	-	-		
2256	OPIOID SETTLEMENT UNRESTRICTED	1,923.76		1,923.76	-	1,923.76	1,923.76	-	-	-		
2257	OPIOID SETTLEMENT RESTRICTED	1,705.44		1,705.44	-	1,705.44	1,705.44	-	-	-		
2270	TECUMSEH TRAIL	2,000.00		2,000.00	906.28	1,093.72	5,979.99	4,886.27	135.94	4,750.33		55%
3311	REDEVELOPMENT AUTHORITY	102,000.00		102,000.00	51,000.00	51,000.00	22,026.72	(28,973.28)	7,650.00	(36,623.28)		50%
4401	CCI	-		-	-	-	8,067.76	-	-	-		
4402	CCD	5,000.00		5,000.00	1,333.88	3,666.12	9,637.56	5,991.44	200.08	5,791.36		73%
4405	PUBLIC IMPROVEMENT PROJECTS	280,000.00		280,000.00	216,939.43	63,060.57	88,857.92	25,797.35	32,540.91	(6,743.56)		23%
4410	FD - NEW VEHICLE	-		-	-	-	32,989.60	32,989.60	-	32,989.60		#DIV/0!
4437	LIT	53,000.00		53,000.00	43,246.57	9,753.43	92,963.86	83,210.43	6,486.99	76,723.44		18%
7701	PAYROLL FUND	-		-	-	-	-	-	-	-		
		1,053,110.22	63,066.80	1,116,177.02	706,089.19	-	1,416,652.05	896,215.47	103,716.39	-		

Projects Funding
July 2025

Public Improvement Fund

			Paid	
CCMG		\$100,000.00	APV #24356 APV #	\$950 Legal Council
Tecumseh Sign		\$2,639.90	#24418	Total \$5,279.80-Grant \$2639.90 4/28/25Per Rachel-move to Park Fund – will need Additional Appropriation
Town Hall Updates		\$20,183.14	APV #24131 APV #	APV #24131 \$7,843.83 – Flooring; Break/Food Pantry
Town Hall Server Updates		\$7,483.26	APV #24136 APV #24159	
Town Hall Baffles		\$3,448.66		
Town Strategic Plan		\$30,000.00	APV #24274	APV #24274 \$15,000.00
Town Hall LED sign		\$17,378.73	APV #24169 APV #	Per David-\$15,000.00 deposit paid 5/29/25
Bruner Plaque for TH/Ceremony		\$506.95	APV #23895 APV #24361	
Server Updates		\$3,639.21	APV #23794	
Annex - Back Door Replacement		\$1,457.57	APV #23503	
Annex - Heating & A/C		\$13,459.00	APV #23620	
Annex Roof - Reimburse		\$16,409.00		4/28/25Per Rachel- reimburse bond – need Redev approval
Annex Painting - Reimburse		\$8,300.00		4/28/25Per Rachel- reimburse bond – need Redev approval
Annex - Tree Removal/Trim		\$2,000.00	APV #23806	
Annex - Parking Lot Rock		\$3,412.00	APV #23768	
Annex - Caging Wall for Records		\$1,500.00	APV #23902	
Annex - Electrical Update		\$3,033.00	APV #23832	
Annex - Paint		\$511.88	APV #24367 APV #24379	
Annex - Wi-Fi Connection		\$		4/28/25Per Rachel - postpone
Annex - Cameras		\$129.99	APV #24316	
Annex – Window Blinds		\$75.44 \$64.26	APV #24316 APV #24426	

Projects Funding

Annex - Concrete Work	\$10,000.00	APV #24372	Jerry Aigner Construction
Annex - Window Replacement	\$5,540.00	APV #24018	Martin Brothers
Annex - Gutter Repair/Replace	\$		4/28/25Per Rachel - postpone
Annex - Reinstall Fence	\$630.59	APV #24128	Mr. Fence 4/28/25Per Rachel-postpone 5/15/25 Per-David resume
	\$1,184.75	APV #24167	Menards 5/28/25 Supplies
	\$374.86	APV #24167	Menards 5/30/25 Supplies
17 Streetlights	\$20,629.20	Not included in total	4/29/25Duke-Clarification of contract "Onetime Lump Sum for Equipment" does not mean there is a lump sum due. Per Craig Baker to Rachel
Wi-Fi Thermostats	\$1,670.00	APV #23620	Community Center and 1882 Venue - \$417.50each
Community Center Bathrooms	\$8,080.00	APV #23504	
	\$820.00	APV #23621	
		APV #24224	
Community Center Flooring	\$3,000.00	APV #23709	
Community Center -chairs	\$1,799.70		
Community Center -tables	\$1,749.72	APV #23583	4/28/25Per Rachel - postpone
Community Center -chair racks	\$		4/28/25Per Rachel - postpone
Community Center storage trailer	\$7,200.00	APV #23946	
Community Center trailer delivery	\$1,420.00	APV #24081	TJ's Transport
Community Center oven	\$1,601.98	APV #24296	Oven with service plan
Community Center-drainage	\$2,692.48		4/28/25Per Rachel - wait until Brian is ready and has more time to handle Wait until ground dries out
Community Center-exterior paint	\$		4/28/25Per Rachel - postpone
Community Center Front Door	\$2,930.00	APV #24337	Change manual locking doors to electronic locking doors
Wi-Fi for Park	\$		
Cameras for Park	\$		4/28/25Per Rachel - wait for pricing
ADA doors for Trailhead Building	\$2,790.40	APV #23769	\$1,395.20 each (2)
Planters/Flowers for Streetlights	\$4,311.94		4/28/25Per Rachel-move to Bond-need Redev approval
Banners for Streetlights	\$42.99	APV #24312	
	\$210.41	APV #24174	

Projects Funding

	\$337.10	APV #24399	
Holiday Decorations	\$10,201.00		Includes shipping 4/28/25 Per Rachel move to Bond-need Redev approval
Mower	\$16,221.12	APV #24188	Hudson John Deere
Tractor attachment	\$7,262.60	APV #24106	Hudson John Deere
	\$		\$ Outstanding Projects

Sponsored

		Paid	
Farmer's Market Bags	\$214.95	APV #24171	
	\$42.99	APV #24312	
Benches/Tables for TH Plaza	\$2,800.00	APV #	4/28/25 Per Rachel moved to "Sponsored" projects
Banners/signs for Makers Market	\$186.30	APV #24253	Banners/Yard signs/stands with express delivery per Rachel
	\$		

MVH/LRS

		Paid	
CCMG	\$82,379.85		
Oak St Repair	\$3,095.00		Wilcox-PO issued but no Estimate given to TH
Video Inspect Terry Ln before paving	\$3,381.29	APV #23967	
Camera WW lines before paving	\$33,369.60		\$2.95 linear ft (x \$.75 heavy cleaning) 6.32 miles x \$2.95=\$33,369.60 4/28/25 Per Rachel - postpone (possibly some small/problem areas) and move to Utilities
	\$122,225.74		

Projects Funding
Lynville Park

Kubota Repair			\$8,533.62	APV #23587	
Rec Building Repairs	01/07/2025		\$519.41	APV #23466	
Rec Building Repairs	01/14/2025		\$142.30	APV #23485	
Rec Building Repairs	01/21/2025		\$61.26	APV #23489	
Rec Building Repairs	01/31/2025		\$79.73	APV #23529	
Rec Building Repairs	01/31/2025		\$545.18	APV #23538	
Rec Building Repairs	02/04/2025		\$75.81	APV #23569	
Rec Building Repairs	02/11/2025		\$69.81	APV #23605	
Rec Building Repairs	02/18/2025		\$680.81	APV #23619	
Ansul System Removal	03/04/2025		\$160.00	APV #23644	
Rec Building Repairs	03/04/2025		\$51.36	APV #23651	
Rec Building Repairs	03/04/2025		\$680.87	APV #23656	
Rec Building Repairs	03/18/2025		\$317.11	APV #23757	
Rec Building Repairs	04/01/2025		\$156.92	APV #23778	
Rec Building Repairs	04/03/2025		\$49.98	APV #23861	
Rec Building Plumbing	04/04/2025		\$61.19	APV #23901	
Pest Control-Exclusion Work	03/27/2025		\$341.00	APV #23826	
Rec Building Repair	04/03/2025		\$169.79	APV #23904	
Roof repair	04/01/2025		\$2,355.00	APV #23836	Honest Abe
				APV #23928	
Shower House Repairs	04/01/2025		\$118.65	APV #23779	
Shower House Repairs	04/01/2025		\$215.40	APV #23896	
Pest Control-Exclusion Work	03/27/2025		\$308.00	APV #23826	
			\$15,693.20		
Kayaks, paddles and life jackets			\$2,500.00		
Lumber for kayak racks	04/15/2025		\$410.57	APV #23945	

Projects Funding

Repairs for E Primitive Road	05/06/2025	\$24,548.60	APV #24011	4/28/25Per Rachel-move to Park Fund – will need Additional Appropriation
Rec Buliding Parking Lot	05/22/2025	\$19,825.00	APV #24011	Metzger 4/28/25Per Rachel-move to Park Fund – will need Additional Appropriation
		\$62,977.37		Additional Appropriation 05/20/2025

Utilities

SCADA	\$26,983.00			
Utility Asset Management Plan	\$11,000.00	APV #23728		
Utility Rate Study	\$6,000.00	APV #23728		
Utility PER and AMP	\$50,000.00	APV #23728 APV #23886 APV #23993		
Air Quality Meter	\$1,209.86	APV #23713	03/04/2025 meeting	
Water Quality ph Meter	\$3,725.00	APV #23954		
	\$98,917.86			

Main St Project/Bond Requisition Request

Date	APV	\$	Vendor	Description
12/06/2024	23337	\$1,232.00	Wilcox	Setters
12/09/2024	23444	\$697.84	Core & Main	Supplies
12/23/2024	23445	\$1,668.15	Commonwealth Engineers, INC	Construction
02/18/2025	23622	\$686.89	Commonwealth Engineers, INC	Construction
03/04/2025	23721	\$1402.00	Wilcox	Waterline relocation for sidewalks
03/10/2025	23729	\$2,351.28	Commonwealth Engineers, INC	Construction
03/11/2025	23712	\$431.32	Core & Main	Supplies
03/14/2025	23748	\$220.00	Stoll-Keenon-Ogden PLLC	Legal - Redevelopment Commission Meeting
04/03/2025	23888	\$1,221.93	Commonwealth Engineers, INC	Construction
04/22/2025	23942	\$1,500.00	Cincinnati Insurance Company	Road Permit Surety Bonds
06/18/2025	24270	\$50,000.00	Tecumseh Trail Lighting Fund	Matching for Welborn Grant
05/29/2025	24174	\$210.41	Banner Buzz	Rod pocket banner for Main Street light pole
07/08/2025	24312	\$42.99	Banner Buzz	Rod pocket banner for Main Street light pole
07/21/2025	24399	\$337.10	Banner Buzz	Rod pocket banner for Main Street light pole
		\$62,001.91		

Requisition Requests

	Date	\$	Running Total
Requisition #1	04/12/2024	\$182,764.53	\$182,764.53
Requisition #2	12/23/2024	\$366,938.55	\$549,703.08
Requisition #3			

Outstanding

\$	Vendor	Description
\$17,378.73	Custom Signs	Town Hall LED sign
\$10,201.00		Holiday decorations for light poles
\$4,311.91	Family Roots	Planters/Flowers for Streetlights
\$121,000.00	Duke	Streetlights

\$200,000.00	Deig Brothers	Contractor
	Wilcox	Relocate water services
\$352,891.64		

Requisitions	\$549,703.08	\$1,170,000.00	
Outstand Requisition Items	\$62,001.91	\$558,295.01	
Outstanding Items	\$352,891.64	\$205,403.37	Wilcox -relocating rest of water services is not included
	\$964,596.63		

Projects Funding
August 2025

Public Improvement Fund

			Paid	
CCMG	\$100,000.00		APV #24356 APV #	\$950 Legal Council
Tecumseh Sign	\$2,639.90		#24418	Total \$5,279.80-Grant \$2639.90 4/28/25Per Rachel-move to Park Fund – will need Additional Appropriation
Town Hall Updates	\$20,183.14		APV #24131 APV #	APV #24131 \$7,843.83 – Flooring; Break/Food Pantry
Town Hall Server Updates	\$7,483.26		APV #24136 APV #24159	
Town Hall Baffles	\$3,448.66			
Town Strategic Plan	\$30,000.00		APV #24274	APV #24274 \$15,000.00
Town Hall LED sign	\$17,378.73		APV #24169 APV #	Per David-\$15,000.00 deposit paid 5/29/25
Bruner Plaque for TH/Ceremony	\$506.95		APV #23895 APV #24361	
Server Updates	\$3,639.21		APV #23794	
Annex - Back Door Replacement	\$1,457.57		APV #23503	
Annex - Heating & A/C	\$13,459.00		APV #23620	
Annex Roof - Reimburse	\$16,409.00			4/28/25Per Rachel- reimburse bond – need Redev approval
Annex Painting - Reimburse	\$8,300.00			4/28/25Per Rachel- reimburse bond – need Redev approval
Annex - Tree Removal/Trim	\$2,000.00		APV #23806	
Annex - Parking Lot Rock	\$3,412.00		APV #23768	
Annex - Caging Wall for Records	\$1,500.00		APV #23902	
Annex - Electrical Update	\$3,033.00		APV #23832	
Annex - Paint	\$511.88		APV #24367 APV #24379	
Annex - Wi-Fi Connection	\$			4/28/25Per Rachel - postpone
Annex - Cameras	\$129.99		APV #24316	
Annex – Window Blinds	\$75.44		APV #24316	
	\$64.26		APV #24426	

Projects Funding

Annex - Concrete Work	\$10,000.00	APV #24372	Jerry Aigher Construction
Annex - Window Replacement	\$5,540.00	APV #24018	Martin Brothers
Annex - Gutter Repair/Replace	\$		4/28/25Per Rachel - postpone
Annex - Reinstall Fence	\$630.59	APV #24128	Mr. Fence 4/28/25Per Rachel-postpone 5/15/25 Per-David resume
	\$1,184.75	APV #24167	Menards 5/28/25 Supplies
	\$374.86	APV #24167	Menards 5/30/25 Supplies
17 Streetlights	\$20,629.20	Not included in total	4/29/25Duke-Clarification of contract "Onetime Lump Sum for Equipment" does not mean there is a lump sum due. Per Craig Baker to Rachel
Wi-Fi Thermostats	\$1,670.00	APV #23620	Community Center and 1882 Venue - \$417.50each
Community Center Bathrooms	\$8,080.00	APV #23504	
	\$820.00	APV #23621	
		APV #24224	
Community Center Flooring	\$3,000.00	APV #23709	
Community Center -chairs	\$1,799.70		
Community Center -tables	\$1,749.72	APV #23583	4/28/25Per Rachel - postpone
Community Center -chair racks	\$		4/28/25Per Rachel - postpone
Community Center storage trailer	\$7,200.00	APV #23946	
Community Center trailer delivery	\$1,420.00	APV #24081	TJ's Transport
Community Center oven	\$1,601.98	APV #24296	Oven with service plan
Community Center-drainage	\$2,692.48		4/28/25Per Rachel - wait until Brian is ready and has more time to handle Wait until ground dries out
Community Center-exterior paint	\$		4/28/25Per Rachel - postpone
Community Center Front Door	\$2,930.00	APV #24337	Change manual locking doors to electronic locking doors
Wi-Fi for Park	\$		
Cameras for Park	\$		4/28/25Per Rachel - wait for pricing
			4/28/25Per Rachel - wait for pricing
ADA doors for Trailhead Building	\$2,790.40	APV #23769	\$1,395.20 each (2)
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Banners for Streetlights	\$42.99	APV #24312	
	\$210.41	APV #24174	

Projects Funding

	\$337.10	APV #24399	
Holiday Decorations	\$10,201.00		Includes shipping 4/28/25 Per Rachel move to Bond-need Redevelopment approval
Mower	\$16,221.12	APV #24188	Hudson John Deere
Tractor attachment	\$7,262.60	APV #24106	Hudson John Deere
	\$		\$ Outstanding Projects

Sponsored

		Paid	
Farmer's Market Bags	\$214.95	APV #24171	
Benches/Tables for TH Plaza	\$42.99	APV #24312	
Banners/signs for Makers Market	\$2,800.00	APV #	4/28/25 Per Rachel moved to "Sponsored" projects
	\$186.30	APV #24253	Banners/Yard signs/stands with express delivery per Rachel
	\$		

MVH/LRS

		Paid	
CCMG	\$82,379.85		
Oak St Repair	\$3,095.00		Wilcox-PO issued but no Estimate given to TH
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Camera WW lines before paving	\$33,369.60		\$2.95 (linear ft x \$.75 heavy cleaning) 6.32 miles x \$2.95=\$33,369.60 4/28/25 Per Rachel - postpone (possibly some small/problem areas) and move to Utilities
	\$122,225.74		

Projects Funding
Lynville Park

Kubota Repair			\$8,533.62	APV #23587	
Rec Building Repairs	01/07/2025		\$519.41	APV #23466	
Rec Building Repairs	01/14/2025		\$142.30	APV #23485	
Rec Building Repairs	01/21/2025		\$61.26	APV #23489	
Rec Building Repairs	01/31/2025		\$79.73	APV #23529	
Rec Building Repairs	01/31/2025		\$545.18	APV #23538	
Rec Building Repairs	02/04/2025		\$75.81	APV #23569	
Rec Building Repairs	02/11/2025		\$69.81	APV #23605	
Rec Building Repairs	02/18/2025		\$680.81	APV #23619	
Ansul System Removal	03/04/2025		\$160.00	APV #23644	
Rec Building Repairs	03/04/2025		\$51.36	APV #23651	
Rec Building Repairs	03/04/2025		\$680.87	APV #23656	
Rec Building Repairs	03/18/2025		\$317.11	APV #23757	
Rec Building Repairs	04/01/2025		\$156.92	APV #23778	
Rec Building Repairs	04/03/2025		\$49.98	APV #23861	
Rec Building Plumbing	04/04/2025		\$61.19	APV #23901	
Pest Control-Exclusion Work	03/27/2025		\$341.00	APV #23826	
Rec Building Repair	04/03/2025		\$169.79	APV #23904	
Roof repair	04/01/2025		\$2,355.00	APV #23836	Honest Abe
				APV #23928	
Shower House Repairs	04/01/2025		\$118.65	APV #23779	
Shower House Repairs	04/01/2025		\$215.40	APV #23896	
Pest Control-Exclusion Work	03/27/2025		\$308.00	APV #23826	
			\$15,693.20		
Kayaks, paddles and life jackets			\$2,500.00		
Lumber for kayak racks	04/15/2025		\$410.57	APV #23945	

Projects Funding

Repairs for E Primitive Road	05/06/2025	\$24,548.60	APV #24011	4/28/25Per Rachel-move to Park Fund – will need Additional Appropriation
Rec Building Parking Lot	05/22/2025	\$19,825.00	APV #24011	Metzger 4/28/25Per Rachel-move to Park Fund – will need Additional Appropriation
		\$62,977.37		Additional Appropriation 05/20/2025

Utilities

SCADA	\$26,983.00			
Utility Asset Management Plan	\$11,000.00	APV #23728		
Utility Rate Study	\$6,000.00	APV #23728		
Utility PER and AMP	\$50,000.00	APV #23728 APV #23886 APV #23993		
Air Quality Meter	\$1,209.86	APV #23713	03/04/2025 meeting	
Water Quality ph Meter	\$3,725.00	APV #23954		
	\$98,917.86			

12:09 RCS chat with Work-David

Monday - 11:39 AM

RCS chat with Work-David

Agenda items

issues.

1 Trying to have Steve attend and make a proposal update as he says he is ready.

2 discuss park issues with Wes and employees and basic operations such as boat ramp, homeless using park, WiFi, accounting for items being purchased at menards (such as candy, chips, etc)

3 park leases

4 Park violations

5 roofing leaks

6 stand alone entrance building

7 surplus park vehicles

8 on boat

9 hiring one or two employees for utilities and town

10 replacement pumps for plant

11 benefits for employees (need to move forward)

12 scada

13 infrastructure needs building

14 how to move forward with issues and repairs in town caused by third party vendors.

15 permitting required to do work in town.

16 trash bid requirements specifications and set date to go forward.

17 EMERGENCY HOLD on any further funds being spent at ANNEX ↓ community center. park

12:09 RCS me...

12:10 RCS chat with Work-David

specifications and set date to go forward.

17 EMERGENCY HOLD on any further funds being spent at ANNEX, community center, park until other priority items already identified are addressed and/or priority lists updated to reflect new needs.

18 possibility of hiring a "lease manager" or third party to handle park leases and continued lease issues and property upkeep.

19 update on ordinance violations and issues. im sure there will be more. :)

Yesterday - 4:28 PM

12:10 RCS me...

Wednesday, July 23, 2025



Yesterday • 4:28 PM

Ok - this list as I told you was tentative. I will work on it tonight and provide the working agenda for tomorrow by the morning if all goes well.

I know that Steve can not come down with utility study so that will definitely disappear.

4:28 PM

RCS me... [emojis]



Thursday, July 24, 2025



10:57 AM

Work: David Gutenberg

AGENDA
July 24, 2025

- 1. Replacement pumps for the Plant.
- 2. Third party vendors - issues with repairs - require bonds - permit fees
- 3. Park domain name transfer
- 4. Town Credit cards
- 5. Treasurer clerk

RCS me... [emojis]



- 4. Town Credit cards
- 5. Treasurer clerk analysis of percentage of work done for utilities listing out job duties, amount of time per month, etc... to develop a percentage to charge back to utilities.
- THIS WAS LEFT OFF LAST AGENDA - I provided a copy of the original email and asked for it to be done by next meeting.
- 6. Office hours

10:57 AM

RCS me... [emojis]

