Town of Ulen Council Meeting – 9/22/26 APPROVED

Meeting Time and Location	Attendees (Council Members)			
Notification Posted: Y	P	N	V	*(Check present, not present, or virtual attendance)*
Date and Time: Aug, 25, 2026 at 7:00	X			Mark Ransom
Location: Ulen Country Club	X			Jennifer Jones
Recorded minutes compiled by:	X			Sheryl Cassis
M. Herny	X			Mary Ann Herny

Attendees (Other)	
John Garber (v)	Zach Newsom (v)
Joe Newsom	Ann Newsom (v)
Sue Ritz	Helen Million (v)
Carrie Ransom	

Call to Order

The meeting was called to order at 6:30 pm. Virtual attendees were admitted to the meeting.

Note: The Town's OWL camera was not functioning correctly for several minutes at the beginning of the meeting, with audio disrupted and the camera not swiveling properly. Once the audio was restored, the Council repeated highlights, and a full accounting of unrecorded discussions is presented in the minutes in their entirety.

Old Business

Treasurer's Report

- Prior meeting minutes from the August Council meeting and the Public Hearing on the 2027 budget were approved unanimously and signed.
- August reconciled financials were presented and acknowledged. Notable transactions included receipt of funds to compensate for gas tax losses incurred as a result of Governor Braun's Gas Tax Holiday and several payments for landscaping. The total receipts and disbursements for August were as follows:

August Receipts
$8,831.05
August Disbursements
$13,540.65
August Ledger Balance
$483,092.41

- Vouchers were approved for payment for the legal fees, trash service, landscaping, and utilities. An invoice for circle masonry was again deferred, as Anderson Masonry has not yet completed the repairs.
- Ms. Herny presented the Ordinance required to adopt the 2027 budget (Ulen Ordinance # O-2026-04). She noted that no changes have been made since the public hearing last month. The Council voted unanimously to adopt the budget as presented.

Technology Update

Ms. Herny reported that the new Microsoft Exchange system is functioning adequately, although a few quirks are still being ironed out. Also, the old ulentreasurer Gmail account still has not been migrated; the tech working with us will need some of Mr. Ransom's time and assistance to access that site. Since Mr. Ransom will be unavailable for the next week or so, we will revisit this in October.

Interlocal Agreement

No progress was made on this agreement this month. Mr. Ransom will be following up with the Boone Council and Mr. Pell or the County's attorney to see if progress can be made.

Update on Roadwork/Crosswalk Painting

Mr. Ransom has contacted one vendor for the painting project to begin the process of getting one or more quotes, as a recent golf event resulted again in traffic being seriously blocked by cars parked near intersections. Ms. Herny mentioned seeing a discussion on the AIM listserv where other potential vendors might have been named, and will check on this. A question came up about how much of the curb needs to be painted (the top only, or the entire curb). No particular preference emerged. We will also remind the Country Club to put out the no parking signs, as that has not been done consistently.

Road Damage

Dave Lancet (project manager) reported that the vendor recommends an asphalt binder material and will schedule the work as soon as practical. The Town will need to give residents 48 hours' notice to keep their irrigation systems turned off during that time.

Landscaping

The irrigation system is running, large arborvitae are in the ground, sod and mulch have been laid, and boxwoods are expected to be installed on Friday. Mr. Ransom noted that a wiring part for the irrigation system is still not installed, but the country club will assist with installation when the part arrives. Plants that were planted earlier (hydrangea) look nearly dead, and the landscaper has promised to replace them. Also, there was a recommendation to plant some tall grasses behind the sign to complement the sign colors. Meeting participants reported positive feedback on the new plantings and one resident suggested wrapping some of the trees with Christmas lights for the holidays. The landscaping team was praised for their hard work and the quality of the outcome. All work is expected to conclude within about two weeks.

Utility Mapping Project and Storm Drain Implications

Mr. Ransom has communicated with Mr. DeHart, who hopes to be able to provide us with the results of the utility mapping project next week. This is needed before we can proceed with storm drain work. Mr. Ransom has contacted two companies to look at the cost of vacuuming the drains.

Also, Lebanon Utilities reached out to request an underground map for water line work. The most current map we have is from a 2007 project, which included some proposed (but never completed) additions. We can, if needed, contact the company to reconstruct the actual work done. The map was shared with the utility company and copies have been made.

Circle Repair

The traffic circles have still not been repaired, as our source for the stone used is no longer in business. The stonemason is still attempting to find a source.

MUST Meetings with Boone County

The Council gave an update on the most recent MUST meeting with Baker Tilley and county meetings that are ongoing. Council members described some of the concerns and suggestions being made, although there have been no firm solutions reached, as municipalities are waiting for the county's decisions. The report that must be submitted is likely to include a number of concerns expressed, with the hope that the legislature will make significant changes to the legislation as written in the next two sessions. Council members plan to attend the remaining two meetings, which will be on October 2, and October 16 at 1:00.

Yard Cleanup

Progress has been made along Elm Swamp Road with some homes more actively keeping easements mowed. Continued monitoring will occur before any formal action is taken.

Caution Tape

The purpose and ownership of the cable and caution tape along Elm Swamp Road is still a mystery. The Council discussed knocking on doors of the homes at the end points to see if we can find out who owns the cable and what the plan is for burying or removing it.

New Business

FEIN Change

Ms. Herny reported ongoing frustration with Paychex concerning the FEIN change, as the account is still not updated and no payroll taxes are being paid as a result. If this is not resolved in the next couple of weeks, she suggests we extract ourselves from Paychex and locate a local CPA who can assist with payroll. The Council agreed to consider this option.

Dog Incident

Mr. Garber mentioned that a Boone Beat article mentioned police/animal control being called within Ulen for a dog incident. The Council was not notified, but the resident appeared to follow the procedure we recommended, which was to call Boone County Animal Control.

Surveillance Camera System

Ms. Herny and Mr. Ransom discussed the recent disruption in our Surveillance system due to the Country Club hiring a new IT service provider who co-opted the town's system and reset it. Several meetings between the town and the club ensued, and as a result Mr. Ransom suggested the following:

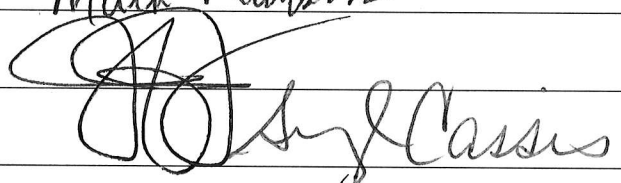
1) That the Town make sure that our system provider is retained under contract to ensure the security of both our system and the Club's systems (currently no contract exists, but he has continued to be available and helpful as needed).
2) That the agreement between the club and the town be amended to ensure more clarity of ownership, since a new contractor is now in the picture.
3) The club has indicated a desire to use the router (which belongs to the town) for other purposes besides the camera system. That makes the ownership and maintenance responsibility more complicated; we will need ongoing discussions with both service providers and then will need to clarify our written agreements with all of them. Ms. Herny had worked with the town's vendor to draft a contract, which we will present to them, and then share with the club and their provider. Ms. Jones was concerned that dual responsibility could potentially be more

problematic than a single "owner", so another conversation or two will be needed to decide the best course of action.

Adjournment and Next Meeting

The Council discussed and agreed to move November and December meetings to the third week of the month to avoid holidays, as we typically do. The next meeting will be scheduled for October 27. The meeting was adjourned at approximately 7:50 pm.

Approvals:

Council Member Approvals:	Mark Ramson 
Attested by Clerk Treasurer:	
Date Approved:	Oct 27, 2026