

**Town of Ulen Council Meeting – 2/24/26 UNAPPROVED**

<b>Meeting Time and Location</b>	<b>Attendees (Council Members)</b>		
Notification Posted: Y	<b>P</b>	<b>N</b>	<b>V</b> <i>(Check present, not present, or virtual attendance)</i>
Date and Time: Feb. 24, 2026 at 6:30	X		Mark Ransom
Location: Ulen Country Club	X		Jennifer Jones
<i>Recorded minutes compiled by:</i> <i>M. Herny</i>	X		Sheryl Cassis
	X		Mary Ann Herny
<b>Attendees (Other)</b>			
Kent Frandsen			John Garber (v)
Margi Walters (v)			Susan Engledow
Jane Myers			Sue Ritz (v)

**Call to Order**

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

**Old Business**

**Treasurer’s Report**

- Prior meeting minutes from January, 2026, were approved unanimously and signed.
- January reconciled financials were presented and acknowledged. Notable transactions included the County’s settlement check (approximately \$29,000) and renewal of our annual fire services contract with the City of Lebanon (\$20,000).
- Vouchers were approved and signed for trash, legal fees, snow removal and salting, purchase of stone for repair of the traffic circle, ILMCT dues, and placement of the annual financial report public notice in the Lebanon Reporter. Monthly payroll was also on the report.
- The total receipts and disbursements for January were as follows:

<b>January Receipts</b>
\$38,730.78
<b>January Disbursements</b>
\$28,583.95
<b>January Ledger Balance</b>
\$509,406.50

- Anti-Nepotism Disclosure statements were signed by all Council members (required by statute).
- The renewal of the Fire Services contract was signed. Ms. Herny will send the executed contract back to Chief Batts via email and upload our copy to Gateway as required.
- Ms. Herny notified the council that required debt forms, contract affirmations, DOR tax return, and a Census annexation report have all been filed.
- Ms. Herny mentioned that she’d found an explanation for why Comcast continues to pay Ulen a video franchise fee, even though our contract expired long ago. It appears the Indiana Utility Regulatory Commission (IURC) took over the negotiation for these agreements a decade ago; we are still receiving payments because IURC would have worked with Comcast on the renewal. Council members wondered whether there were comparable agreements in place for other

video service providers. Ms. Herny will explore further to see if we are eligible for other agreements.

### Circle Damage

The meeting began with questions from residents about recent damage to the south traffic circle, which was significant. Mr. Ransom explained that the damage was caused by a large box truck delivering appliances in the neighborhood. Fortunately, the accident was caught on our new security system, and our security vendor was able to assist us in identifying a DOT number on the truck's cab; the driver was hired by Lowes and Mr. Ransom filed a police report and obtained images and video of the truck. Lowes has agreed to pay for damages, and a quote has been obtained. Mr. Anderson, our stonemason, will complete the work when weather permits and sufficient stone is available.

### Entryway Signage Project

The new entry sign is being constructed, and the Council selected/approved the stone to be used in the pillars. Final drawings were submitted with a change order (estimated at \$1,480) for a higher-quality limestone at the top of the pillars. A motion made, seconded, and approved unanimously to approve the change order. GreenSign will begin digging foundations within the next week or two while we await delivery of the stone. Gabe Smoot will need to be notified of the schedule, so he can assist with hauling away dirt.

### SetCo, Streetlights and Manholes

Mr. Ransom has spoken recently to SetCo and they will work on our streetlights as soon as schedule allows. We still have not received an invoice from the last project – Ms. Herny checked with the accountant at UCC and they have not received or paid any recent bills either.

Jane Meyers asked about the plastic manhole covers in her yard. There is concern that they will not hold up to heavy mowers. Mr. Ransom explained that Lebanon Utilities is no longer the “owner” of these boxes since Ulen altered its electrical system. Ulen is responsible for maintaining them going forward. Mr. Ransom will check with SetCo to see what our options are and if there is anything “live” still in those holes. If not, they may be filled in.

### Security Camera Agreement with Ulen Country Club

Emily Brandenburg attended the meeting and asked for clarifications on a few items in the security system agreement.

1. We clarified that the Country Club will have access to view footage from three of the cameras that are on or adjacent to Country Club property. The Town will have access to the two cameras that provide views of Ulen's streets.
2. The Country Club Board preferred not to post surveillance signage. Since this is not required (and the cameras are pretty obvious), the Town has agreed to forgo signage for now.
3. A question was asked about whether there was a cost associated with retaining footage. The Country Club was assured that all footage is retained within the equipment that was provided. No additional fees are being charged.
4. The Country Club asked us to name the designated coordinators. Since the people holding this role may change, and we do not want to redo the agreement each time, the Town agreed to clarify that two Board members from each organization would have this access. The names of the coordinators will be shared as needed.

5. The Country Club asked that we add a line that requires us to get permission before removing any components that have been attached to the security system and are on Country Club property. The Town agreed.
6. Questions were asked about the need to reevaluate the agreement every year or two. Since there is language that allows either party to request changes with 30 days' notice, the Town felt it was not necessary to add that additional language.

Changes will be made by Ms. Heryn to document these decisions. Jennifer Jones mentioned the importance of letting residents know who to contact if a security event occurs. The Town agrees that more communication is probably needed about this.

#### *E-Bike/Scooter Ordinance*

Mr. Ransom mentioned that Lebanon is planning to adopt an ordinance similar to Carmel's for these vehicles. If this occurs, Ulen will likely adopt Lebanon's version to ensure alignment. No progress has been made on this. We will continue to stay in communication with Bob Clutter about the status of Lebanon's ordinance.

Changes to golf cart ordinances are also being considered (requiring a driver's license, and requiring turn signals, for example). The town council will consider these when they are available for review, but does not plan on specifically adding a golf cart ordinance at this time.

#### *Truck Signage*

No progress was made on installing additional signage, due to weather conditions. However, Mr. Ransom confirmed that our landscaping partner is queued up to assist with this.

#### *Sewer Repairs and Lead Pipe Notifications*

No update has been provided by the City or Lebanon Utilities about sewer repairs or lead pipes.

#### *Painted Crosswalk Lines*

No progress was made concerning the addition of crosswalk lines at the entrance to Memorial Park. We will wait for better (warmer) weather. Kent Frandsen reiterated that it is important that lines at the stop sign be placed close enough to Ulen Drive so that people can fully see oncoming traffic from the north.

#### *Plan Commission and BZA Items*

Ms. Heryn reported that the new web page for the Plan Commission and BZA is built, but noted that process is still not accurately reflected in the application and instruction documents. Considerable discussion occurred about when and how Ulen can best play its part in the process. Ms. Heryn provided a flowchart that described the process recommended by Deb Luzier and Bob Clutter – however, it does not line up with what is described in the application. The Council agreed to look more closely at this and offer feedback. We will also review the ordinance to ensure that we have constructed the process in alignment with that document. Finally, we agreed that we will need to meet with Deb Luzier's replacement, as roles have been reassigned.

Mr. Ransom's discussion with one resident has resulted in his desire to request a variance. While the process is not yet ironed out, there is some urgency to get this going. Currently we do not yet have a variance application form. Ms. Heryn will request that Bob work on this for us.

#### *ADA Coordinator Training*

Ms. Hery has provided Mr. Ransom (our ADA Coordinator) additional information about ADA training opportunities. The Council agreed unanimously that the \$25 fee to access training was worth the cost.

Upcoming Elections

Mr. Ransom briefly recapped earlier conversations about the election process for residents who did not hear it. Mr. Frandsen suggested that a web page describing the roles and how to run for an office would be useful for residents.

Ms. Jones mentioned that an ordinance was drafted some time ago that would allow us to stagger the election timing for some officials. Ms. Hery will try to locate that document for further consideration.

A question was asked about political signs. Ms. Jones confirmed that such signs are allowed, with some limits on the length of time they may be displayed. No definitive guidance has been given yet.

**New Business**

Technical Support Contract

Ms. Hery had a conversation with LEAP IT Consulting about Ulen’s technical support needs. Ms. Hery believes the resulting proposal is more robust than necessary – we primarily need assistance with occasional technical malfunctions and a more organized method for separating and securing our data and software. We need to look into the cost of Town software licenses and the service requirements for town-owned equipment. The council considered the possibility of a Ulen laptop to ensure continuity as roles change. Ms. Hery will seek other quotes and options.

2026 Landscaping

Ms. Hery suggested that we meet with our landscaper to develop a plan for this spring. Mr. Ransom and Ms. Jones preferred not to participate in this; Ms. Hery and Ms. Cassis will assist and manage the landscaper.


Questions from Participants

Mr. Garber asked about the new legislation recently passed by the Indiana House regarding restrictions to local zoning (HB1001). Mr. Ransom confirmed that Ulen’s council is aware this may result in changes to our ordinance, and we will be monitoring its progress.

**Adjournment and Next Meeting**

The next meeting is likely to conflict with spring break, and a new meeting date was discussed. The Council will reconvene on March 19<sup>th</sup>. The meeting was adjourned at approximately 7:50.

**Approvals:**

Council Member Approvals:	
Attested by Clerk Treasurer:	

Date Approved:	
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