

- Hobbs Heating and Cooling Package #8 - \$100,000.00
 Alternate #1 - \$13,000.00
- Schroeder Builders Package #10 - \$0.00
 Alternate #1 – \$149,256.00

The reading of the bids was concluded. All bids will be reviewed and evaluated by the construction manager and design team. A recommendation will be made following that review. A formal bid tabulation will be prepared and made available following the evaluation.

Doug Wacker made a motion to take the bid openings under advisement until the review. Seconded by Jason Parrish and approved 4-0.

Bid Opening – Georgetown Park Improvements

There are three components to the park improvements. The first one we will open is for site improvements. For the next two, one will be for the playground equipment and installation of that equipment and the other will be for the splash pad and the installation of the splash pad.

Bids for the Georgetown Site Improvements Only

Song Construction:

- Base = \$827,800.00
- Alternate 1 = \$22,245.00
- Total = \$850,000.00

Riley’s Excavating:

- Base = \$869,313.00
- Alternate 1 = \$25,245.00
- Total = \$894,558.00

Dan Cristiani:

- Base = \$1,240,823.00
- Alternate 1 = \$19,924.00
- Total = \$1,260,747.00

C&R Construction:

- Base = \$1,037,815.00
- Alternate 1 = \$20,640.00
- Total = \$1,058,455.00

Bob Woosley recommended a motion to award the apparent low bidder contingent upon review that all documents are in order as requested. The apparent low bidder is Song Construction for a total of \$850,000.00.

Matt Nolan made a motion to use the apparent low bidder based upon all qualifications and a review of the guidelines by Bob Woosley in the amount of \$850,000.00. Seconded by Doug Wacker and approved 4-0.

Bids for the Playground Equipment, Installation and Surface Only

A Request For Proposal (RFP) was requested and that each company submit a whole series of criteria and data. These RFPs are to be reviewed by the Scoring Committee of Bob Woosley, Chris Loop, and Reny Keener. The Scoring Committee will then bring a recommendation back to the Town Council for formal approval during the May meeting.

- Riley’s Excavating: \$1,095,200.00
- Play Pros: \$1,171,419.00
- Sinclair Recreation: \$1,108,300.00
- Great Lakes Recreation: \$1,073,797.04

Doug Wacker made a motion to take this under advisement to appoint a committee and have them bring back a recommendation with the scoring. The committee will be made up of Reny Keener, Bob Woosley and Chris Loop. Seconded by Brandon Hopf and approved 4-0.

Bids for Splashpad and Installation Only

The splashpad quotes were received from Play Pro’s and Great Lakes Recreation. Rileys Excavation did submit a quote on a thumb drive which can not be read at this time.

- Play Pros: \$661,101.00
- Great Lakes Recreation: \$494,842.83

Doug Wacker made a motion to take this under advisement to appoint a committee and have them bring back a recommendation with the scoring. The committee will be made up of Reny Keener, Bob Woosley and Chris Loop. Seconded by Matt Nolan and approved 4-0.

Hall of Fame Sign

Kathy Haller brought a street sign design for Georgetown local Joe Hinton who was born and raised in Georgetown. He was a Hall of Famer in track and cross country and in 2011 for coaching basketball. The sign would be located coming into Georgetown next to the Sherman Minton sign. INDOT as agreed to putting up the sign. Markland Signs, who is from Georgetown, will be making it. The public works team can do the installation. The cost will be \$325.00 for the sign and really another sign on the other side of town would be nice.

Doug Wacker made a motion for the approval of two signs with one contingent on INDOT approval on the west end of town with two signposts from the town and labor from the town in the amount of \$650.00 paid for out of 2202 Local Roads and Streets. Seconded by Brandon Hopf and approved 4-0.

Destination Georgetown Donation Request

Dr. Madison allowed Destination Georgetown to remove architectural details from two homes that NAFCS owns here in Georgetown. Thank you to Dr. Madison.

Destination Georgetown is hosting with The Root at Nova Park on May 16, 2026, a renovation seminar to encourage our older homes to invest in their properties.

Destination Georgetown asked for an update on any donation that their organization may receive from the Town. Funding is still lower than what it has been in years past and the Gaming Fund is being used to help pay for the sidewalk and ballpark projects.

A motion was made by NAME to continue to table this agenda item until a later date. Seconded by NAME and approved 4-0.

Clerk Treasurer- Julia Keibler

A typo was discovered in September 15, 2025, meeting minutes. On the first page we had the sidewalk improvement project. C&R Construction won the bid and when we did the minutes it said that EZ Construction was the low bidder.

Brandon Hopf made a motion to fix the minutes from September 15, 2026, meeting minutes to read C&R Construction instead of EZ Construction. Seconded by Jason Parrish and approved 4-0.

We have received the Community Crossing Matching Grant money of \$91,333.44. We also received the invoice to pay for that work.

Doug Wacker made a motion to approve Pay App #1 from Libs Paving for \$114,227.25 and for this to be paid for with Community Crossing Matching Grant money and MVH Restricted. Seconded by Brandon Hopf and approved 4-0.

Brandon Hopf made a motion to allow Chris Loop to sign all close out documentation required outside of a public meeting. Seconded by Matt Nolan and approved 4-0.

6216 Woodbridge Trail Repairs

Kylie Coleman lives at 6216 Woodbridge Trail. She is also the HOA President for Woodbridge Farms. About half of the subdivision is on Georgetown sewers. Kylie Coleman and several

neighbors are having issues with the system failing. The pressure from the system has blown the components and they had to be repaired to increase protection from that pressure. The homeowners would like to receive some compensation for the repairs that they have had to make to their own systems because of the pressure on the system. They would also like to ensure that there is action in place to prevent it from happening again and to others.

Bob Woosley said that this system ties into the force main on Corydon Ridge Road. We have done some jetting and cleaning of the force main. The pumps are owned by the homeowners, but the system is causing pressure problems, and it needs to be addressed. There is an air lock somewhere in the system. We are going to need to investigate.

Doug Wacker made a motion to allow Bob Woosley to work in Woodbridge Trail, investigate what the sewer problem is, and if there is a sewer problem investigate with the Town crew and anyone else that he needs to bring in to get this fixed if it is a Town problem with compensation to be taken up at a later date. Seconded by Jason Parrish and approved 4-0.

Travis Speece – Chief of Police

The computers that were approved and purchased in February came in and need programming.

We had a meeting with the Health Department and that is all good and training took place.

They are still working on the fingerprint program, and it will be brought back at the next meeting.

Brandon Hopf had some complaints from some neighbors about stop signs and people flying through. The grant is being processed and does not take effect until next year. The issues can be addressed.

Town Manager- Reny Keener

READI 2 was opened tonight and hopefully we will be starting on that soon.

The Lilly Foundation Grant was submitted, and we have received some good feedback. If we move forward with the Lilly Foundation Grant, then there will be additional READI funding. We were not told any amount.

Still waiting for an update about the federal funding for sidewalks from Congresswoman Houchin, we are waiting for information from HUD and what they will need.

We are still waiting for the Homeland Security Grant.

We are moving forward in the process for federal funding for the bathrooms and concession stand building. It will be federal funds through HUD. We will probably find out more by the end of the year.

The new website should be updated at the beginning of May.

Two softball leagues have begun at the ballpark on Tuesday and Wednesday. Village House Coffee is interested in running the Concession Stand during these leagues. Village House Coffee has a catering license and would work with the Health Department to make sure they are following all guidelines while operating the concession stand.

MainStream is interested in obtaining the Town's business at the Utility Shop, Future Town Hall, and both of our parks. Matt Nolan suggested that Reny find out more information and bring the information to a future meeting.

Doug Wacker made a motion for Village House Coffee to run the concession stand for the spring, fall and summer leagues and pay the annual Food Truck Permit. Seconded by Matt Nolan and approved 4-0.

The Town crew has not been able to change out the septic tanks on 7119 Peachtree Lane and 1760 Fitch Drive due to dealing with MainStream issues of hitting several water and other service lines. Two quotes were gathered in case the Town would like to move forward with getting those replaced sooner rather than later. Jeckers provided a quote of \$4,150.00 for each location. Rileys Excavating provided two separate quotes, both in the \$6,000.00 range. The quickest the crew would be able to replace the tanks would be in June. The Council decided to wait until June and have the Town Public Works Department replace those tanks.

Town Attorney- Kristi Fox

G-26-01, An Ordinance Establishing the "READI 2 FUND"

First Reading G-26-01, An Ordinance Establishing the "READI 2 FUND"

Brandon Hopf made a motion to approve G-26-01, An Ordinance Establishing the "READI 2 FUND". Seconded by Matt Nolan and approved 4-0.

Second Reading G-26-01, An Ordinance Establishing the "READI 2 FUND"

Doug Wacker made a motion to approve G-26-01, An Ordinance Establishing the "READI 2 FUND". Seconded by Jason Parrish and approved 4-0.

Town Engineer - Bob Woolsey

Legacy Springs Lift Station needs a new lining. Five different quotes were sought but only two were received back as bids. Bob Woosley would like to proceed with Greenline Linings contingent upon review of the documents they submitted for the work.

TRC LLC \$39,261.00

Greenline Linings \$25,124.00

Brandon Hopf made motion for Greenline Linings \$25,124.00 to come out of 6208 Wastewater Improvement Fund. Seconded by Matt Nolan and approved 4-0.

C&R Construction is making progress on the sidewalk along State Road 64. It is expected that they will be finished in May. Pay App #3 for \$44,070.48 is recommended for approval.

Jason Parrish made a motion to approve C&R Construction Pay App #3 in the amount of \$44,070.48. Seconded by Matt Nolan and approved 4-0.

Plan Commission

Reny Keener brought back the response from Beacon Street Consulting regarding the additional work to stay within State Compliance with additional reporting. This was approved to extend the Scope of Work with Beacon Street Consulting during last month's meeting and was at the recommendation of the Planning Commission. The updated cost to complete this work was not to exceed \$4,500.

Brandon Hopf made a motion to approve the Beacon Street Consulting contract amendment. Seconded by Jason Parrish and approved 4-0.

Redevelopment Commission

Brandon Hopf explained that the Redevelopment Commission approved two payouts from completed Façade Grants, approved three Façade Grants to start, and tabled one Façade Grant to receive additional information.

Agenda Items / New Business

G-26-02, Public Records Request Ordinance

First Reading G-26-02, Public Records Request Ordinance

Brandon Hopf made a motion to approve G-26-02, Public Records Request Ordinance. Seconded by Doug Wacker and approved 4-0.

Second Reading G-26-02, Public Records Request Ordinance

Jason Parrish made a motion to approve G-26-02, Public Records Request Ordinance. Seconded by Matt Nolan and approved 4-0.

Updated Appraisal for 9150 State Road 64

This is with IRR Integra Realty Resources. We engaged them a couple of years ago to work on the Old Wolfe Hotel at 9150 State Road 64. In anticipation of the trial we have set in August we need to update the appraisal so that they can testify at the trial. The total fee is \$4,500.00. Half of the amount is a retainer and needs to be sent. There will also be fees associated with their testimony at the trial.

Doug Wacker made a motion to approve the appraisal at 9150 State Road 64 with half of it being sent upon the signing of the contract and the other half upon completion and allow Chris Loop to sign outside of a regular meeting. Seconded by Matt Nolan and approved 4-0.

Claims Docket

Matt Nolan made a motion to approve the Claims Docket. Seconded by Brandon Hopf and approved 4-0.

Adjournment

Jason Parrish made a motion to adjourn the meeting. Seconded by Brandon Hopf and approved 4-0.

Minutes approved by:

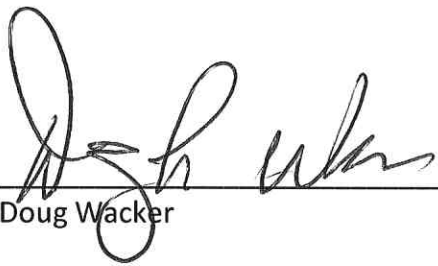
Christopher Loop, President



Brandon Hopf, Vice President



Jason Parrish



Doug Wacker

Matt Nolan

Attest:



Julia Keibler, Clerk Treasurer

APPLICATION AND CERTIFICATE FOR PAYMENT

PROJECT INFORMATION	
Project	Georgetown Paving CCMG 2026-01
Location	Georgetown, Indiana
Prime Contractor	Libs Paving
Owner / Agency	Georgetown, Indiana
Application No.	1
Application Period Start	03/18/2026
Application Period End	03/27/2026
Date Submitted	03/27/2026
Contract Date	

PAY APPLICATION SUMMARY	
Original Contract Amount	\$114,166.80
Net Change Orders	-
Revised Contract Amount	\$114,166.80
Work Completed This Period	\$114,227.25
Total Completed to Date	\$114,227.25
Retainage %	0.0%
Less Retainage	-
Less Previous Payments	-
Current Payment Due	\$114,227.25
Balance to Finish	(\$60.45)

The undersigned Prime Contractor certifies that the Work covered by this Application for Payment has been completed in accordance with the Contract Documents and that the quantities and values shown were derived from the contract bid form and the attached continuation sheet.

Prime Contractor Signature *Paul Thomas*

Printed Name / Title Project Manager

Date 03-27-2026

Owner / Engineer Approval *Robert L. Woosley Jr.*

Printed Name / Title Robert L. Woosley Jr. Town Engineer

Date March 30, 2026

BL *HW* *4-20-2026*

CONTINUATION SHEET / SCHEDULE OF VALUES

Project Georgetown Paving CCMG 2026-01

Prime Contractor

Lbs Paving

Location

Georgetown, Indiana

Item No.	Description	Unit	Contract Qty	Unit Price	Scheduled Value	Prev Qty	Qty This App	Qty To Date	% Complete	Completed To Date	Completed This App	Balance to Finish	Retainage
1	Clean Surface & Tack Coat	SY	14,288.00	\$0.30	\$4,286.40	-	15,470.00	15,470.00	108.3%	\$4,641.00	\$4,641.00	(\$354.60)	-
2	Surface Asphalt	TN	1,286.00	\$71.00	\$91,306.00	-	1,265.25	1,265.25	98.4%	\$89,832.75	\$89,832.75	\$1,473.25	-
3	Asphalt Milling	SY	14,288.00	\$1.30	\$18,574.40	-	15,195.00	15,195.00	106.3%	\$19,753.50	\$19,753.50	(\$1,179.10)	-
TOTAL					\$114,166.80					\$114,227.25	\$114,227.25	(\$60.45)	-

Item #	Street	Form - To	Contract Qty (SQ Yds)	Unit Price	Prime Cost	Clean Surface & 1/4" Coat				Surface Asphalt				Asphalt Paving				Street Sweeping				Notes							
						QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS	QTY/MS		QTY/MS						
1	Rainbow Drive	Georgetown Board 0.4 miles north of	5,660.00	\$0.30	-	6,368.00	6,368.00	118.7%	\$1,910.40	\$1,910.40	139.30	571.00	180.30	100.30	104.2%	\$37,202.69	\$37,202.69	1,597.00	6,368.00	113.7%	\$8,279.40	\$8,279.40	\$44,744.00	\$44,744.00	\$47,601.46	\$47,601.46	\$1,749.49	108.1%	CHECK QTY
2	Rainbow Court	Georgetown Board 0.4 miles north of	1,547.00	\$0.30	-	1,622.00	1,622.00	117.8%	\$466.60	\$466.60	139.30	571.00	180.30	100.30	104.2%	\$37,202.69	\$37,202.69	1,597.00	1,547.00	100.0%	\$2,011.10	\$2,011.10	\$12,344.00	\$12,344.00	\$13,223.90	\$13,223.90	\$2,984.80	107.2%	CHECK QTY
3	Rainbow Valley Drive	0.97 miles north of Rainbow Valley Dr	1,411.00	\$0.30	-	1,527.00	1,527.00	114.5%	\$488.10	\$488.10	139.30	571.00	184.25	104.2%	\$3,531.75	\$3,531.75	1,621.00	1,411.00	100.0%	\$2,115.00	\$2,115.00	\$13,800.00	\$13,800.00	\$12,154.55	\$12,154.55	\$7,723.00	106.8%	CHECK QTY	
4	Rainbow Ridge Court	Rainbow Drive - 0.54 miles west of	860.60	\$0.30	-	921.00	921.00	115.1%	\$276.30	\$276.30	72.00	571.00	75.90	105.5%	\$5,305.29	\$5,305.29	900.00	910.00	115.1%	\$1,397.30	\$1,397.30	\$6,832.00	\$6,832.00	\$6,868.80	\$6,868.80	\$4,971.80	107.9%	CHECK QTY	
5	Autumn Drive	Keeler Road - 0.188 miles east of Oakley	2,727.00	\$0.30	-	2,188.00	2,188.00	78.3%	\$654.90	\$654.90	21.00	571.00	180.10	71.8%	\$12,787.10	\$12,787.10	2,287.00	2,188.00	78.3%	\$2,887.90	\$2,887.90	\$12,280.00	\$12,280.00	\$16,270.90	\$16,270.90	\$6,000.00	71.1%	CHECK QTY	
6	Windstone Court	Windstone Drive - 0.85 miles east of	800.00	\$0.30	-	1,311.00	1,311.00	163.9%	\$393.30	\$393.30	72.00	571.00	102.12	141.8%	\$7,250.32	\$7,250.32	600.00	1,311.00	163.9%	\$1,704.30	\$1,704.30	\$6,922.00	\$6,922.00	\$9,344.12	\$9,344.12	\$1,926.12	146.2%	CHECK QTY	
7	Georgetown	Windstone Drive - 0.85 miles east of	1,333.00	\$0.30	-	1,288.00	1,288.00	92.9%	\$371.40	\$371.40	130.00	571.00	97.10	80.9%	\$6,884.10	\$6,884.10	1,333.00	1,288.00	92.9%	\$1,609.40	\$1,609.40	\$10,650.00	\$10,650.00	\$8,874.60	\$8,874.60	\$4,777.20	83.1%	CHECK QTY	
TOTAL			14,288.00	\$0.30	-	15,070.00	15,070.00	108.3%	\$4,641.00	\$4,641.00	1,288.00	571.00	1,765.25	1,285.25	98.4%	\$89,822.75	\$89,822.75	14,288.00	14,288.00	108.3%	\$19,753.50	\$19,753.50	\$143,646.00	\$143,646.00	\$144,227.25	\$144,227.25	\$88,651.00	108.1%	



Deliveries per Job (Details)

2026-03-01 0:00 - 2026-03-26 23:59

Domain: ASCO
Domain Total: 1280.25

Job	Product Id	Product	Ticket Number	Truck ID	Item	Date	Time	Net Weight (UST)
Brian 12838	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066154	L105		2026-03-25	07:58:46	20.28
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066157	L116		2026-03-25	08:06:59	20.35
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066161	L84		2026-03-25	08:20:08	20.57
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066171	Reisert 70		2026-03-25	08:49:54	18.43
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066172	Reisert 66		2026-03-25	08:54:08	19.32
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066175	Lawyer 152		2026-03-25	08:59:12	19.40
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066177	Lawyer 153		2026-03-25	09:08:23	19.21
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066183	SJ123		2026-03-25	09:28:54	18.45
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066184	L105		2026-03-25	09:31:38	20.44
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066191	L116		2026-03-25	09:53:23	20.09
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066194	L84		2026-03-25	10:01:04	19.15
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066201	Reisert 70		2026-03-25	10:16:24	18.77
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066203	Reisert 66		2026-03-25	10:18:51	19.18
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066207	Lawyer 152		2026-03-25	10:25:37	18.88
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066210	Lawyer 153		2026-03-25	10:33:52	19.49
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066215	SJ123		2026-03-25	10:49:37	18.69
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066223	L105		2026-03-25	11:21:56	20.17
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066224	L116		2026-03-25	11:24:02	20.68
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066230	Reisert 66		2026-03-25	11:39:37	19.27
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066231	L84		2026-03-25	11:46:44	20.36
95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066233	Reisert 70		2026-03-25	11:57:48	19.21	

	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066242	Lawyer 152		2026-03-25	12:09:35	19.65
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066247	Lawyer 153		2026-03-25	12:18:43	19.08
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066260	SJ123		2026-03-25	13:03:17	18.87
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066263	L105		2026-03-25	13:15:46	20.47
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066266	L116		2026-03-25	13:25:32	20.12
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066267	Reisert 70		2026-03-25	13:28:10	19.08
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066269	Reisert 66		2026-03-25	13:31:01	19.06
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066270	L84		2026-03-25	13:35:25	20.06
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066271	BR3		2026-03-25	13:37:03	19.80
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066272	Lawyer 152		2026-03-25	13:41:16	19.41
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066273	Lawyer 153		2026-03-25	13:47:41	19.89
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066275	L75		2026-03-25	13:52:35	19.92
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066279	SJ123		2026-03-25	14:06:50	18.75
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066281	L67		2026-03-25	14:11:52	20.90
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066283	L105		2026-03-25	14:14:17	20.77
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066285	Reisert 70		2026-03-25	14:33:32	19.01
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066287	Reisert 66		2026-03-25	14:39:08	19.29
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066289	L116		2026-03-25	14:43:17	20.24
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066290	L84		2026-03-25	14:47:05	20.12
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066291	BR3		2026-03-25	14:51:35	19.46
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066292	Lawyer 152		2026-03-25	14:57:01	19.82
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066293	Lawyer 153		2026-03-25	15:05:17	19.44
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066294	SJ123		2026-03-25	15:21:09	18.88
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066297	L105		2026-03-25	15:56:02	20.78
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066298	Reisert 70		2026-03-25	15:58:58	17.67
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066312	L105		2026-03-26	08:05:59	20.32
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066313	L84		2026-03-26	08:09:49	20.74
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066323	BR91		2026-03-26	08:37:20	19.61
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066324	L113		2026-03-26	08:39:26	20.56

	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066325	BR6		2026-03-26	08:41:10	19.05
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066329	Reisert 70		2026-03-26	08:52:55	19.19
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066331	Reisert 66		2026-03-26	08:58:47	19.18
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066343	L105		2026-03-26	09:45:16	20.45
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066346	L84		2026-03-26	09:51:08	20.18
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066348	BR91		2026-03-26	09:57:43	19.76
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066354	L113		2026-03-26	10:08:02	20.23
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066360	BR6		2026-03-26	10:18:18	19.35
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066361	Reisert 70		2026-03-26	10:24:11	19.25
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066365	Reisert 66		2026-03-26	10:37:07	19.33
Job Total (Brian 12838)								1178.13
Jose 12838	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066307	L108		2026-03-26	07:53:40	20.06
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066310	L43		2026-03-26	08:01:25	20.56
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066320	L120		2026-03-26	08:27:31	20.46
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066339	L108		2026-03-26	09:32:37	20.30
	95AS264 9.5 Surface 20R	9.5 Surface 20R 95AS264	066345	L43		2026-03-26	09:49:32	20.74
Job Total (Jose 12838)								102.12
Domain: ASCO								
Domain Total: 1280.25								

CONTINUATION SHEET

TO: Town of Georgetown

PROJECT: Town of Georgetown Sidewalk Imp

APPLICATION NUMBER: 3

Page 2 of 2 Pages

FROM: C&R Construction
598 Schwartz RD, NW
Coydon, IN 47112

APPLICATION DATE: 4/8/2026

PERIOD TO: 4/7/2026

PROJECT NUMBER: 25298

SUBCONTRACT NUMBER

A ITEM NO.	B DESCRIPTION OF WORK	QTY	UNIT PRICE	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE	
					QUANTITIES FROM PREVIOUS APP	QUANTITIES THIS APP			FROM PREVIOUS APPLICATION (D + E)	% (G + C)			
Phase IV (Sheets 5-7)													
1	Sidewalk	1460.00	55.00	80,300.00	140.00	583.00	7,700.00	0.00	39,765.00	49.52%	40,535.00	3,976.50	
2	Retaining Wall Construction	867.00	56.00	48,562.00			0.00	0.00	0.00	0.00%	48,562.00	0.00	
3	12" Storm Pipe	340.00	85.00	28,900.00	10.00	60.00	850.00	0.00	5,950.00	20.59%	22,950.00	595.00	
4	12" Headwalls	8.00	1,700.00	13,600.00			5,100.00	0.00	5,100.00	37.50%	8,500.00	510.00	
5	12" Standard Catch Basin	3.00	2,700.00	8,100.00			0.00	0.00	0.00	0.00%	8,100.00	0.00	
6	Junction Structure (7.5' x 5')	1.00	11,000.00	11,000.00			0.00	0.00	8,250.00	75.00%	2,750.00	825.00	
7	Junction Structure (7.5' x 5') - Headwall	1.00	18,000.00	18,000.00	1.00		18,000.00	0.00	18,000.00	100.00%	0.00	1,800.00	
8	Re-Grade Swale/install rip rap w/ filter fabric (Manc)	1.00	1,100.00	1,100.00			0.00	0.00	0.00	0.00%	1,100.00	0.00	
9	Modify Existing Rip rap area along sidewalk	1.00	4,500.00	4,500.00			0.00	0.00	0.00	0.00%	4,500.00	0.00	
10	Cleaning, Grading and demo	1.00	11,348.00	11,348.00	0.60	0.15	6,808.80	0.00	8,511.00	75.00%	2,837.00	851.10	
11	EPSC items (install and maintenance)	1.00	5,000.00	5,000.00	0.50	0.25	2,500.00	0.00	3,750.00	75.00%	1,250.00	375.00	
12	Site Restoration (seed w/ straw netting)	1.00	5,000.00	5,000.00		0.50	2,500.00	0.00	2,500.00	50.00%	2,500.00	250.00	
13	Mob / Demob	1.00	12,500.00	12,500.00	1.00		12,500.00	0.00	12,500.00	100.00%	0.00	1,250.00	
14	Traffic Control	1.00	5,000.00	5,000.00		0.25	2,500.00	0.00	3,750.00	75.00%	1,250.00	375.00	
15	Bonds	1.00	3,000.00	3,000.00	1.00		3,000.00	0.00	3,000.00	100.00%	0.00	300.00	
Total Construction Cost				255,960.00			62,108.80	48,867.20	0.00	111,076.00	43%	144,824.00	11,107.60

Contract Amendment:

This amendment is between the Town of Georgetown and Beacon Street Consulting to increase the tasks associated with the contract signed on July 21, 2025 for planning services. The below new tasks are identified below.

2. Consulting Services and Compensation

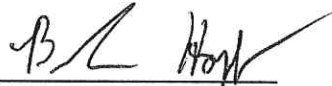
Unified Development Review Report to the Town for submission to the IHCD and LSA no later than December 31, 2026. The task will include a Housing Standards Study, conducting a public hearing on the Study findings and recommendations and a draft Ordinance for approval of findings and any accepted changes.

Annual Housing Status Report: Creation of a report for submission of newly required Annual Housing Status Report to IHCD and LSA which is due no later than January 1, 2027.

Annual Housing Progress Report: Creation Annual Housing Progress Report to IHCD which is due no later than January 1, 2027.

Compensation will be based on an hourly rate of \$150.00 with a not to exceed amount of 30 hours or \$4,500.00

Town of Georgetown:



Town Council President

Date: 4-20-26


Attested

Date: 4/20/26

Beacon Street Consulting

Date: _____

Integra Realty Resources
Louisville

2525 Nelson Miller Parkway
Suite 103
Louisville, KY 40223

T 502.452.1543
www.irr.com



March 13, 2026

Chris Loop
President of the Board
Georgetown Town Council
Georgetown City Hall
9111 IN-64
Georgetown, IN 47122

Via Email c/o Kristi Fox, Attorney at Law: kfox@thefoxlawoffices.com

SUBJECT: Proposal/Authorization for Valuation and Consulting Services
9150 State Road 62, Georgetown, IN 47122
64

Dear Mr. Loop:

Upon your acceptance of this letter agreement, Integra Realty Resources - Louisville ("IRR - Louisville"), will prepare an appraisal of the Subject Property.

The purpose of the appraisal is to provide an opinion of the retrospective market value of the fee simple interest in the Subject Property as of 1/1/24. The intended use of the appraisal is for acquisition. The use of the appraisal by anyone other than you is prohibited. The appraisal will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three-year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We appraised the property for you in 2023 with a different effective date.

Chris Loop
President of the Board
Georgetown Town Council
March 13, 2026
Page 2

In accordance with our correspondence, the scope of this assignment will require IRR - Louisville to consider all relevant and applicable approaches to value as determined during the course of our research, Subject Property analysis and preparation of the report. The scope of this assignment also includes the review of an appraisal prepared by William D. Otto Spence for the same property.

Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a federally regulated financial institution.

The appraisal will be communicated in an Appraisal Report - Concise Summary Format. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I. The review will be in a standard USPAP format with narrative findings of my opinions.

IRR - Louisville is an independently owned and operated company. The parties hereto agree that Integra Realty Resources -, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Louisville. In addition, it is expressly agreed that in any action which may be brought against IRR - Louisville and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), arising out of, relating to, or in any way pertaining to this engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

The total fee for this assignment will be \$4,500 [including expenses] and the delivery date will be 60 days from your acceptance of this letter agreement, but subject to extension based upon late delivery of the requested data and scheduled access for inspection. A retainer of \$2,250 is requested when the signed letter is returned. The fees will be due and payable within 30 days of the delivery of the reports. It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys' fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed. Upon default, we shall be permitted to file a lien against the Subject Property for any amounts owed pursuant to this engagement.



Chris Loop
President of the Board
Georgetown Town Council
March 13, 2026
Page 3

***Please note that if a retainer is required, the payment is to be made payable to Integra Realty Resources – Indianapolis and mail to 4981 N. Franklin Road, Indianapolis, Indiana 46226. Should you want to make an electronic payment, or a credit card payment with a 3% fee, please contact us for instructions.**

An electronic (PDF) appraisal report will be provided via email. (One bound copy of the appraisal report will be provided, if requested). The delivery date is contingent upon the absence of events outside our control, timely access for inspection of the Subject Property, as well as our receipt of all requested information (Attachment II) necessary to complete the assignment.

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisals will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR - Louisville and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).



Chris Loop
President of the Board
Georgetown Town Council
March 13, 2026
Page 4

If you are in agreement with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES - LOUISVILLE



Stacey Nicholas, MAI
Senior Managing Director
Certified General Real Estate Appraiser
Kentucky Certificate #3870
Indiana Certificate #CG41100006
Telephone: 502-452-1543, ext. 774
Email: snicholas@irr.com

AGREED & ACCEPTED THIS 20th DAY OF April, 2026.

BY: **Chris Loop, President of the Board/Georgetown Town Council**



AUTHORIZED SIGNATURE

Chris Loop

NAME (PRINT)



ATTACHMENT I

STANDARD ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report and any work product related to the engagement will be limited by the following standard assumptions:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The Subject Property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the Subject Property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the Subject Property more or less valuable. Furthermore, there is no asbestos in the Subject Property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The Subject Property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

The appraisal report and any work product related to the engagement will be subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the Subject Property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the Subject Property without compensation relative to such additional employment.
6. We have made no survey of the Subject Property and assume no responsibility in connection with such matters. Any sketch or survey of the Subject Property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the Subject Property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the Subject Property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the Subject Property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the Subject Property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the Subject Property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the Subject Property or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report, but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the Subject Property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the Subject Property with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the Subject Property or in the improvements, and our valuation is predicated upon the assumption that the Subject Property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the Subject Property. IRR Louisville and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties") shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the Subject Property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the Subject Property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the Subject Property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the Subject Property is free of defects or environmental problems. Mold may be present in the Subject Property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. **IRR Louisville is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR Louisville. In addition, it is expressly agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
25. IRR Louisville is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of the Subject Property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.