



CITY OF BATESVILLE, INDIANA

Mayor John Irrgang

Monday, February 9, 2026, at 6:30 p.m.

Council Meeting

132 South Main Street, 2nd Floor, Council Chambers

Batesville Common Council Members: Elected to a 4-Year Term: 1/1/2024 – 12/31/2027

1st District: Darrick Cox; 2nd District: Doug Stock; 3rd District: Beth Enneking; 4th District: Brad Dreyer; At-Large: Melissa Tucker

Mayoral Annual Appointment: BOW: Jonathon Maple; City Attorney: Blaine Timonera

Elected Official: Clerk-Treasurer, Brad Marcy (Remaining of Term vacated by Paul Gates)

Call Meeting to order.

Pledge of Allegiance.

Roll Call.

Review of minutes.

Department Head Reports.

Police Dept. – Mike Manus; Fire Dept. – Brian Hardebeck; Building Commissioner – Mike Wells;
Asst. Street Commissioner – Scott Miller; WWTP Dept. – Randy Jobst; Water/Gas Dept. – Scott
Bauer; Park Dept. – Mike Baumer; Economic Dev. Director – Sarah Lamping; Community
Development Director – Angela Linville

Old Business:

1.

New Business:

1. CASA Presentation
2. Resolution #01 – 2026 – Conveyance of Property

Clerk-Treasurer Report

Motion to approve claims

Mayor Report

Hearing of citizens concerning city matters they wish to address.

Next meeting date: March 9, 2026

Motion to adjourn



BATESVILLE POLICE DEPARTMENT

Law Total Incident Report, by Agency, Nature

Agency: BATESVILLE POLICE DEPT

<u>Nature of Incident</u>	<u>Total Incidents</u>
911 Hangup Call	9
NO EMERGENCY /ACCIDENTAIL	1
DIAL	
911 Open Line	2
911 Test Call	2
Abandoned Vehicles	5
Leaving The Scene of an Acci	4
Traffic Accident with Damage	8
Accident Unknown	2
Accident Unknown on injury	1
Agency/Officer	15
Alarm-Business	21
Alarm-Residence	7
Animal Problem -Not Livestock	2
Attempt to Locate	1
Burglary	2
BUSINESS CHECK/WALK THROUGH	1
CARDIAC/RESPITORY ARREST	1
Citizen Assist	22
Civil Dispute	2
Civil Process	3
CUSTODY DISPUTE	2
Death Investigation	1
Disorderly Conduct	1
Domestic Disturbance	4
Controlled Substance Problem	2
Emergency Commital	2
PSYCHIATRIC EMERGENCY	1
Extra Patrol	1
INJURY FROM A FALL (BAT)	2
OTHER FD RESPONSE	1
FIRE ALARM	1
Follow Up	1
Found Property	4
Fraud or Scam	1
Funeral Detail	1
CHEST PAIN/HEART RATE/BLOOD PR	2
III FOR EMPLOYMENT	8
Impaired Driver	2
Information Report	7
Intoxicated Person	3
Invasion of Privacy	1
Investigation	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
Juvenile Problem	1
K9 Deployment	3
K9 Training	2
Lockout	16
Please don't Tow	1
NOISE COMPLAINT	2
Ordinance Violation	1
Parking Complaint	7
PROPERTY DAMAGE	1
Reckless Driver	9
Repossession	1
SRO Activity	1
Sex Offense	1
VEHICLE SLID OFF ROADWAY	12
Solicitor	1
Threatened or Completed	2
Suspicious Activity	4
Suspicious Person	10
Suspicious Vehicle	1
Theft	2
Vehicle Theft	1
Traffic Control	1
Traffic/Road Hazard	7
Traffic Stop	87
TRAINING	1
Prisoner Transport	1
Trespassing	1
UNWANTED PERSON	1
Disabled Vehicle	12
VIN Serial Nmbr Inspection	7
Wanted Person	3
Warrant Service	6
Welfare Check	10
Total Incidents for This Agency	376

Total reported: 376

Report Includes:

All dates between `00:00:01 01/01/26` and `23:59:59 01/31/26`, All agencies matching `BPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes

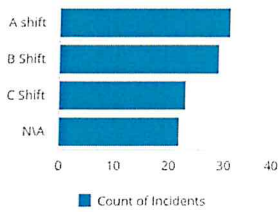
Batesville Fire Department Monthly Report

Call Volume By Shift

Batesville EMS

Batesville Fire

Fire Loss



YTD Ambulance Responses

113

YTD Fire Responses

104

Error querying your live model



The dimension, Fire Incidents (NERIS) [Basic Module, Estimated Content Loss], was not found

Fire Calls

Core primary incident type	# of unique Incident Number
Abdominal pain / problems	1
Animal bites	1
Breathing problems	9
CO alarm	1
Cardiac arrest	2
Chest pain (non-trauma)	6
Chimney fire	1
Citizen assist / service call	1
Convulsions / seizures	5
Diabetic problems	3
Electrical hazard / short circuit	1
Extrication / entrapped	1
Fall	18
Fire / smoke alarm	5
Gas leak / gas odor	2
Heart problems	1
Lift assist	2
Lost person	1
Motor vehicle collision	1
Nausea / Vomiting	2
No appropriate choice (medical response)	2
Other false call	1
Other traumatic injury	2
Sick case	16
Smoke investigation	3
Standby (public service)	1
Stroke / CVA	2
Unconscious victim	1
Vehicle fire - passenger	1
N/A	12
# of unique Incident Number	104

EMS Calls

Month	Call Type	# of unique Patient Care Record ID
01/2026	Abdominal Pain/Problems	1
	Altered Mental Status	1
	Animal Bite	1
	Assist Invalid	1
	Breathing Problem	10
	Carbon Monoxide/Hazmat/Inhalation/CBRN	1
	Chest Pain (Non-Traumatic)	3
	Convulsions/Seizure	6
	Diabetic Problem	3
	Falls	25
	Fire	2
	Heart Problems/AICD	2
	Hemorrhage/Laceration	1
	Medical Alarm	1
	N/A	2
	No Other Appropriate Choice	3
	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	2
	Sick Person	28
	Standby	1
	Stroke/CVA	3
	Traffic Accident	7
	Traumatic Injury	3
	Unconscious/Fainting	1
	Unknown Problem/Person Down	1
	Well Person Check	1

STREET & MAINTENANCE DEPARTMENT

MONTHLY REPORT

January 2026

Picked up Christmas trees and hauled to Leising Mulch

Repaired leaks in restrooms in the Memorial building

Poured Concrete pad for Water & Gas

Received shipment of pool chemicals and put in chemical room

Finished building bathroom in animal shelter

Took down Christmas wreaths

Continued picking up leaves

Graded stone alleys

Cleaned street sweeper and sent in for repairs

Preformed shop maintenance

Plow snow and salt streets

Haul snow off uptown streets

Repaired plows and salt spreaders

Helped the Park dept with installing new scoreboard posts

Misc winter duties

Jan-2026	Batesville WWTP						
	4001 - Effluent Flow MGD	4081 - Effluent pH SU	4021 - Effluent CBOD mg/L	4041 - Effluent TSS mg/L	4095 - Effluent Dissolved Oxygen mg/L	4061 - Effluent Phosphorus mg/L	4101 - Effluent Ammonia mg/L
1 Thu	0.6756	7.60	3.70	1.10	9.53	0.26	0.0360
2 Fri	0.7823	7.80	3.60	5.90	9.39	0.24	0.0290
3 Sat	0.6570				9.24		
4 Sun	0.5899				9.40		
5 Mon	0.4915	7.50	2.10	3.80	9.27	0.30	0.0220
6 Tue	0.0000	7.50	2.30	2.10	8.44	0.40	0.0300
7 Wed	0.1988	7.50	3.60	1.30	8.36	0.52	0.0340
8 Thu	0.2212	7.50	3.50	19.20	8.33	0.74	0.0320
9 Fri	1.0221	7.40	3.90	7.50	10.02	0.57	0.0170
10 Sat	1.0648				9.60		
11 Sun	0.8898				9.59		
12 Mon	0.4641	7.70	3.80	12.50	9.51	0.45	0.0250
13 Tue	1.2000	7.50	2.30	1.40	8.89	0.39	0.0370
14 Wed	1.1900	7.70	3.40	1.20	8.71	0.45	0.0420
15 Thu	1.2700	7.60	3.80	6.60	9.45	0.53	0.0340
16 Fri	1.1700	7.80	4.10	4.00	10.33	0.62	0.0170
17 Sat	1.0100				9.01		
18 Sun	1.1400				9.72		
19 Mon	1.0800	7.50	2.20	2.30	9.81	0.45	0.0420
20 Tue	1.2100	7.60	2.60	2.60	10.15	0.40	0.0200
21 Wed	1.1800	7.60	3.70	2.30	9.95	0.50	0.0270
22 Thu	1.0600	7.60	4.00	1.40	9.16	0.55	0.0250
23 Fri	0.9300	7.70	3.60	3.00	10.00	0.45	0.0150
24 Sat	0.9700				10.39		
25 Sun	1.0500				10.29		
26 Mon	1.0100	7.70		2.80	10.43	0.30	0.0150
27 Tue	1.1800	7.70		1.50	10.42	0.30	0.1120
28 Wed	1.0100	7.50		10.90	10.04	0.35	0.0190
29 Thu	0.4500	7.50		3.10	10.58	0.69	0.0200
30 Fri	0.1644	7.80		5.80	11.00	0.58	0.1950
31 Sat	0.2524				9.34		
MIN	0.0	7.4	2.1	1.1	8.3	0.2	0.0
MAX	1.3	7.8	4.1	19.2	11.0	0.7	0.2
AVG	0.8	7.6	3.3	4.7	9.6	0.5	0.0
SUM	25.6	167.3	52.5	102.3	298.3	10.0	0.8

**Batesville Water & Gas Utility
Operations Report
December-2025**

WATER UTILITY

<u>Plant Operations:</u>	December				Previous 3 Month Average
Chemicals Used (lbs)	October	November	December	2024	
Chlorine	323	394	371	267	363
Poly Aluminum Chloride	1,403	1,137	938	1,236	1,159
Fluoride	613	506	514	487	544
Poly Phosphate (Dry)	606	467	473	431	515
Caustic Soda, NaOH	280	238	197	217	238
Activated Carbon	417	316	274	362	336
Polymer	122	72	127	79	107
Carusol-Sodium Permanganate	405	345	309	136	353
Ora-Cle	122	104	85	233	104
Salt	59,664	56,952	51,528	48,816	56,048

Pumping Report:

Park Influent	4,697,436	3,843,808	3,404,212	4,123,216	3,981,819
Wellfield Effluent	20,016,702	15,953,079	17,764,142	16,392,748	17,911,308
Filter Plant Effluent	4,413,265	4,132,176	3,744,263	3,974,512	4,096,568
Softening Plant Effluent	19,859,359	16,375,556	17,659,981	16,334,769	17,964,965
Total Water Pumped to Distribution	24,272,624	20,507,732	21,404,244	20,309,281	22,061,533
Metered Sales & Plant Use	22,100,671	19,674,377	19,003,020	18,352,599	20,259,356
KWH Used	57,740	56,340	62,580	59,200	58,887
Electricity \$/ 1,000 Gal	0.3468	0.4137	0.4335	0.4263	0.3980
Chemical Cost \$/ 1,000 Gal	0.3953	0.4127	0.3740	0.3696	0.3940
Total \$/ 1,000 Gal	0.7421	0.8264	0.8075	0.7959	0.7920
Percent Unaccounted Water	8.9%	4.1%	11.2%	9.6%	8.2%
Cost of Lost Water (\$)	\$1,611.81	\$688.68	\$1,938.99	\$1,557.32	\$1,427.32

Plant Work:

Updating information on GIS mapping system.

Distribution Operations:

<u>Meters:</u>	October	November	December	December 2024
New Meters Installed	1	1	2	0
Meters Changed Out	2	1	3	1
Neptune Radio Read Meters	2	1	2	0
Total Customers	3,216	3,217	3,219	3,202
Man Hours Spent Locating	51	44	23	45

**Batesville Water & Gas Utility
Operations Report
December-2025**

GAS UTILITY

Sales:

	Oct.	Nov.	Dec.	Dec. 2024	Preceding 12 Months Avg. Month	Total
Degree Days	239	609	954	855	404	4,853
Total Gas Moved, MCF *	29,341	59,516	90,670	79,606	47,490	569,878
Gas Utility Purchased, MCF *	12,543	36,919	58,548	55,219	25,696	308,347
Delivered Gas Cost, \$/MCF	6.06	4.97	6.41	5.35	9.80	
Operating Expense / Total MCF	6.88	4.69	5.89	5.29	6.40	
Total Metered Sales, MCF **	19,787	48,888	82,377	73,992	47,000	564,002
Receipts / MCF Bought	8.43	8.95	9.19	8.21	18.65	
Fuel Adjustment Tracker	4.4526	4.1828	2.9310	2.5682	3.1281	

* Gas reported the first of the month to end of reporting month.

** Gas reported the middle of previous month to middle of reporting month (meter reading cycle).

Actual Billed Quantities and Receipts:

Firm Customer Sales, MCF **	6,209	23,678	48,180	41,271	20,763	249,155
Interruptible Sales, MCF **	541	3,368	3,721	3,620	5,534	66,407
Transportation Sales, MCF **	13,033	21,750	30,077	28,726	17,730	212,754
% Interrupt. & Trans. Sales, MCF	68.6%	51.4%	41.0%	43.7%	49.5%	49.5%
Firm Customer Receipts \$/MCF	11.95	10.48	8.99	8.67	10.06	
Interruptible Receipts \$/MCF	9.95	9.28	7.99	7.54	8.44	
Transportation Receipts \$/MCF	1.48	1.48	1.48	1.48	1.48	

Distribution Operations

Started gas main installation at Lakeshore Village subdivision.

Adjusted gas pressure at the district regulator stations for colder temperatures.

Entered mapping information in GIS system.

Services:

1 gas service was installed using 25 ft. of 3/4" pe service pipe.

1 gas service was installed using 824 ft. of 1" pe service pipe.

2 steel gas service was shut off & retired for house demolitions at 16 & 20 Fifth St.

1 pe gas service was shut off & retired for house demolition at 3040 Averdick St.

Excess flow valves installed - 1

Gas Leaks Investigated:

	Oct	Nov.	Dec.	
"1" Immediate Hazard	0	0	1	Verizon store
"2" Probable Hazard	0	0	1	Oldenburg service
"3" Non-Hazardous	0	2	0	

Responded to 3 gas leak reports.

Responded to 1 carbon monoxide report.

Meters:

	Oct.	Nov.	Dec.	Dec. 2024
New Meters Installed	2	7	1	2
Meters Changed Out	3	1	0	1
Neptune Meter Reading	3	2	0	1
Total Customers	3,298	3,303	3,304	3,281

Equipment, or Work, Being Quoted:

None at this time.

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Batesville Water Utility
Comparative Profit & Loss/Budget Report-Unaudited
December 31, 2025

	<u>Budget for</u> <u>Year</u>	<u>Prior Year</u> <u>Actual</u>	<u>Current Month</u> <u>Actual</u>	<u>Current Month</u> <u>Budget</u>	<u>Variance to</u> <u>Budget</u>	<u>Prior Year</u> <u>To-Date</u>	<u>Year-to-Date</u> <u>Actual</u>	<u>Year-to-Date</u> <u>Budget</u>	<u>Variance to</u> <u>Budget</u>
<u>INCOME:</u>									
Metered Sales	2,481,560	190,423.58	188,300.15	184,380	3,920.15	2,467,337.32	2,410,770.44	2,481,560	(70,789.56)
Fire Protection/Municipal	389,280	32,433.52	32,306.10	32,440	(133.90)	389,692.45	388,675.95	389,280	(604.05)
Water Mains	-	-	-	-	-	-	-	-	-
Less Customer Refunds	-	-	-	-	-	(522.96)	(5.07)	-	(5.07)
Penalties	6,225	432.60	422.32	400	22.32	6,846.31	7,718.58	6,225	1,493.58
Miscellaneous	49,500	4,879.41	4,427.38	2,000	2,427.38	66,597.35	42,641.13	49,500	(6,858.87)
Total Operating Income	2,926,565	228,169.11	225,455.95	219,220	6,235.95	2,929,950.47	2,849,801.03	2,926,565	(76,763.97)
<u>DIRECT COSTS:</u>									
Chemicals	134,000	2,986.00	10,092.96	11,000	(907.04)	117,997.44	119,848.52	134,000	(14,151.48)
Purchased Power	117,900	8,339.79	9,436.69	9,300	136.69	109,122.62	118,910.58	117,900	1,010.58
Direct Costs-Sludge	31,600	1,886.29	1,983.51	2,600	(616.49)	28,170.41	25,008.00	31,600	(6,592.00)
Total Direct Costs	283,500	13,212.08	21,513.16	22,900	(1,386.84)	255,290.47	263,767.10	283,500	(19,732.90)
Gross Profit	2,643,065	214,957.03	203,942.79	196,320	7,622.79	2,674,660.00	2,586,033.93	2,643,065	(57,031.07)
<u>OPERATING EXPENSES:</u>									
Actual Salary	380,217	35,517.29	49,995.10	50,423	(428.07)	355,280.96	377,856.83	380,217	(2,359.96)
Less Capitalized Salary	-	-	-	-	-	(16,000.00)	-	-	-
Net Salaries	380,217	35,517.29	49,995.10	50,423	(428.07)	339,280.96	377,856.83	380,217	(2,359.96)
Payroll Tax Expense	29,087	2,287.50	3,290.81	3,857	(566.56)	27,048.74	27,217.89	29,087	(1,868.69)
Distribution Supply & Maint.	40,000	19,690.48	33,804.86	3,333	30,471.86	60,313.64	79,967.00	40,000	39,967.00
Plant/Property Supply & Maint.	60,000	30,835.39	8,501.71	5,000	3,501.71	62,073.41	65,251.35	60,000	5,251.35
Equipment Repair & Maint.	8,000	-	-	667	(667.00)	5,993.81	848.77	8,000	(7,151.23)
Tools & Equipment	10,000	-	626.62	833	(206.38)	2,311.63	2,035.60	10,000	(7,964.40)
Meters & Parts	60,000	519.09	1,427.35	5,000	(3,572.65)	17,724.50	33,267.19	60,000	(26,732.81)
Miscellaneous Supplies	19,200	1,747.02	3,427.19	3,000	427.19	14,685.67	16,638.55	19,200	(2,561.45)
Employee Benefits-Noninsurance	2,500	260.00	-	-	-	2,501.35	3,086.88	2,500	586.88
General & Administrative	49,955	2,631.72	7,040.63	7,835	(794.37)	47,675.99	38,698.76	49,955	(11,256.24)
Outside Services	229,330	3,988.10	17,941.63	11,017	6,924.63	112,903.93	173,834.72	229,330	(55,495.28)
Vehicle Fuel	8,800	1,482.44	359.53	700	(340.47)	9,701.92	10,590.54	8,800	1,790.54
Vehicle Maint & Repairs	4,650	506.22	61.92	150	(88.08)	4,232.02	9,370.83	4,650	4,720.83
Insurance	225,903	14,519.88	19,706.20	18,864	842.60	188,698.85	196,494.34	225,903	(29,409.08)
Pension	40,926	2,948.24	4,523.03	4,547	(24.36)	36,950.12	40,926.12	40,926	(249.35)
Bad Debt.	2,400	-	-	200	(200.00)	1,685.00	6,276.00	2,400	3,876.00
Depreciation	798,960	66,570.00	66,580.00	66,580	-	798,840.00	798,960.00	798,960	-
Total Operating Expenses	1,969,928	183,503.37	217,286.58	182,007	35,280.05	1,732,621.54	1,881,072.37	1,969,928	(88,855.90)
Net Operating Income	673,137	31,453.66	(13,343.79)	14,313	(27,657.26)	942,038.46	704,961.56	673,137	31,824.83
<u>OTHER INCOME:</u>									
Interest	144,000.00	16,547.88	13,454.65	12,000	1,454.65	185,835.63	172,483.06	144,000	28,483.06
Gain(Loss)-Property Sale	-	-	-	-	-	-	-	-	-
Total Other Income	144,000.00	16,547.88	13,454.65	12,000	1,454.65	185,835.63	172,483.06	144,000	28,483.06
<u>OTHER EXPENSE:</u>									
Interest	563,250	47,657.00	46,695.00	46,695	-	574,704.00	563,250.00	563,250	-
Total Other Expense	563,250	47,657.00	46,695.00	46,695	-	574,704.00	563,250.00	563,250	-
Net Income before URT Tax	253,886.73	344.54	(46,584.14)	(20,382)	(26,202.61)	553,170.09	314,194.62	253,887	60,307.89
Utility Receipts Tax Expense	-	-	-	-	-	-	-	-	-
Net Income	253,887	344.54	(46,584.14)	(20,382)	(26,202.61)	553,170.09	314,194.62	253,887	60,307.89

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Batesville Water Utility
Balance Sheet-Unaudited

	December 31, 2025				
<u>Assets</u>	Current Month Prior Year	Two Months Prior	One Month Prior	Current Month Current Year	1-Year Change
Cash-Maintenance & Operations	4,821,440.32	3,319,061.16	3,387,466.18	3,391,821.00	(1,429,619.32)
Cash-Depreciation/Replacement	279,172.40	2,174,669.61	2,173,084.90	2,125,396.17	1,846,223.77
Cash-Money Market	-	-	-	-	-
Petty Cash	200.00	400.00	400.00	400.00	200.00
Cash-Meter Deposits	28,900.00	28,500.00	28,500.00	28,500.00	(400.00)
Cash-Cash Reserve	-	-	-	-	-
Cash-Construction-BNY	-	-	-	-	-
Cash-Bond & Interest-BNY	490,825.88	344,660.19	422,974.80	501,430.17	10,604.29
Cash-Debt Service Reserve-BNY	1,013,796.33	1,050,019.62	1,053,605.78	1,056,953.04	43,156.71
Accounts Receivable	13,804.39	10,555.04	10,709.96	10,745.70	(3,058.69)
Allowance for Doubtful Accounts	(2,657.18)	(2,629.44)	(2,629.44)	(2,629.44)	27.74
Due from Gas Utility	-	-	-	-	-
Miscellaneous Receivables	-	-	-	-	-
Misc Receivable-Due from Clearing Acct	8,904.35	12,228.14	7,388.60	6,593.34	(2,311.01)
Meter Deposits Receivable	1,300.00	800.00	1,200.00	600.00	(700.00)
Inventory	-	-	-	-	-
Investments-Deprec	-	-	-	-	-
Investments-Meter Deposits	-	-	-	-	-
Prepaid Expenses	8,637.59	12,298.13	8,948.16	11,463.57	2,825.98
Utility Plant Inventory in Stock	381,611.16	404,141.57	398,935.72	369,819.49	(11,791.67)
Construction Work-In-Progress	-	-	-	-	-
Plant & Property	37,253,985.44	37,476,771.02	37,487,858.52	37,545,307.27	291,321.83
Accumulated Depreciation	(8,592,902.86)	(9,258,702.86)	(9,325,282.86)	(9,391,862.86)	(798,960.00)
Net Plant & Property	29,042,693.74	28,622,209.73	28,561,511.38	28,523,263.90	(519,429.84)
Total Assets	35,707,017.82	35,572,772.18	35,653,160.32	35,654,537.45	(52,480.37)
<u>Liabilities</u>					
Accounts Payable	2,641.98	-	-	1,619.26	(1,022.72)
Miscellaneous Payables	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Bond Interest Payable	285,968.00	188,812.58	233,507.58	280,202.58	(5,765.42)
Sales Tax Payable	275.37	21.21	112.51	359.52	84.15
Payroll Taxes Payable	-	-	-	-	-
Utility Receipts Tax Payable	-	-	-	-	-
Meter Deposits Payable	30,600.00	29,400.00	29,900.00	29,300.00	(1,300.00)
Bonds Payable-2019 Bonds	17,760,238.00	17,401,567.00	17,401,567.00	17,401,567.00	(358,671.00)
Loans Payable	-	-	-	-	-
Total Liabilities	18,079,723.35	17,617,800.79	17,665,087.09	17,713,048.36	(366,674.99)
<u>Capital</u>					
Retained Earnings	15,040,983.78	15,594,153.87	15,594,153.87	15,594,153.87	553,170.09
Donated Surplus	2,033,140.60	2,033,140.60	2,033,140.60	2,033,140.60	-
YTD Profit (Loss)	553,170.09	327,676.92	360,778.76	314,194.62	(238,975.47)
Total Capital	17,627,294.47	17,954,971.39	17,988,073.23	17,941,489.09	314,194.62
Total Liabilities & Capital	35,707,017.82	35,572,772.18	35,653,160.32	35,654,537.45	(52,480.37)

Water Sales Volume Analysis-12-December 2025.xlsx

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Batesville Water Utility Comparative Sales Volumes- Actual vs Budget December 31, 2025

	Budget for Year	Prior Year Month Actual	Current Month Actual	Current Month Budget	Variance to Budget	Prior Year Year- To-Date	Year-to-Date Actual	Year-to-Date Budget	Variance to Budget	Good or Bad
Residential	16,600,000	1,274,953	1,292,255	1,230,000	62,255	17,017,011	17,239,636	16,600,000	639,636	GOOD
Commercial	9,090,000	723,756	651,641	670,000	(18,359)	9,748,033	8,703,278	9,090,000	(386,722)	BAD
Industrial	3,795,000	286,173	284,996	290,000	(5,004)	3,279,290	3,100,753	3,795,000	(694,247)	BAD
Governmental	4,095,000	250,886	252,448	305,000	(52,552)	3,648,641	3,593,540	4,095,000	(501,460)	BAD
Metered Sales (CuFt)	33,580,000	2,535,768	2,481,340	2,495,000	(13,660)	33,692,975	32,637,207	33,580,000	(942,793)	BAD
Variance: Good or Bad					BAD				BAD	

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Batesville Gas Utility
Comparative Profit & Loss/Budget Report-Unaudited
December 31, 2025

	<u>Budget for</u>	<u>Prior Year</u>	<u>Current Month</u>	<u>Current</u>	<u>Variance to</u>	<u>Prior Year</u>	<u>Year-to-Date</u>	<u>Year-to-Date</u>	<u>Variance to</u>
	<u>Year</u>	<u>Actual</u>	<u>Actual</u>	<u>Month</u>	<u>Budget</u>	<u>To-Date</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
INCOME:									
Firm Sales	2,114,084	117,743.41	248,232.62	209,737	38,495.62	1,804,644.09	2,471,665.58	2,114,084	357,581.58
Interruptible Sales	172,655	18,995.28	31,265.61	24,670	6,595.61	136,252.25	180,912.44	172,655	8,257.44
Total Metered Sales	2,286,739	136,738.69	279,498.23	234,407	45,091.23	1,940,896.34	2,652,578.02	2,286,739	365,839.02
Transportation Sales	378,510	25,253.75	32,195.14	33,300	(1,104.86)	343,081.11	376,664.07	378,510	(1,845.93)
Less Customer Refunds	-	-	-	-	-	(2,312.31)	(534.42)	-	(534.42)
Penalties	6,550	288.40	692.32	600	92.32	5,800.93	8,758.78	6,550	2,208.78
Miscellaneous	51,000	6,346.45	6,318.39	2,000	4,318.39	68,008.64	68,884.68	51,000	17,884.68
Total Operating Revenue	2,722,799	168,627.29	318,704.08	270,307	48,397.08	2,355,474.71	3,106,351.13	2,722,799	383,552.13
DIRECT COSTS:									
Supply	1,121,807	93,012.68	152,607.07	160,227	(7,619.93)	880,939.72	1,440,432.36	1,121,807	318,626.36
Demand Charge	356,400	30,831.73	30,930.72	29,700	1,230.72	351,080.04	370,783.88	356,400	14,383.88
Direct Costs-Misc	-	-	-	-	-	-	-	-	-
Total Direct Costs	1,478,207	123,844.41	183,537.79	189,927	(6,389.21)	1,232,019.76	1,811,216.24	1,478,207	333,009.24
Gross Profit	1,244,592	44,782.88	135,166.29	80,380	54,786.29	1,123,454.95	1,295,134.89	1,244,592	50,542.89
OPERATING EXPENSES:									
Actual Salary	498,826	47,244.35	66,151.57	65,309	842.93	459,542.64	491,593.80	498,826	(7,232.24)
Less Capitalized Salaries	-	(1,264.00)	(640.00)	-	(640.00)	(8,208.00)	(7,584.00)	-	(7,584.00)
Net Salaries	498,826	45,980.35	65,511.57	65,309	202.93	451,334.64	484,009.80	498,826	(14,816.24)
P/R Tax Expense	38,160	2,947.81	4,414.32	4,996	(581.79)	32,759.34	35,220.58	38,160	(2,939.61)
Distribution Supply & Maint.	19,000	11,126.34	20,800.72	1,583	19,217.72	29,342.99	64,748.58	19,000	45,748.58
Plant/Property Supply & Maint.	15,000	120.00	6,425.62	1,250	5,175.62	3,751.06	16,176.94	15,000	1,176.94
Equipment Repair & Maint.	15,000	-	1,084.96	1,250	(165.04)	6,096.37	19,398.47	15,000	4,398.47
Tools & Equipment	8,700	871.71	-	600	(600.00)	1,754.70	874.85	8,700	(7,825.15)
Meters, Regulators & Parts	5,800	9,036.36	4,207.43	500	3,707.43	13,651.64	6,431.45	5,800	631.45
Miscellaneous Supplies	11,900	1,120.53	687.46	1,300	(612.54)	11,187.99	12,893.52	11,900	993.52
Employee Benefits-Noninsurance	2,300	260.00	377.30	-	377.30	2,166.55	3,838.29	2,300	1,538.29
General & Administrative	95,390	6,864.65	10,771.40	12,745	(1,973.60)	100,303.64	103,349.24	95,390	7,959.24
Outside Services	46,985	4,831.00	4,160.65	5,337	(1,176.35)	38,984.09	30,127.19	46,985	(16,857.81)
Vehicle Fuel	15,200	2,514.75	1,148.84	1,300	(151.16)	16,512.84	15,591.27	15,200	391.27
Vehicle Maint & Repairs	5,950	2,590.28	-	1,200	(1,200.00)	6,871.33	2,412.37	5,950	(3,537.63)
Insurance	240,552	17,474.57	16,159.96	20,069	(3,908.62)	204,811.26	199,542.48	240,552	(41,009.36)
Pension	53,008	3,918.88	6,007.89	5,890	118.13	49,566.31	53,501.70	53,008	493.87
Bad Debt	4,320	-	-	360	(360.00)	3,765.00	4,320	4,320	878.00
Depreciation	199,200	16,110.00	16,600.00	16,600	-	193,320.00	199,200.00	199,200	-
Total Operating Expenses	1,275,291	125,767.23	158,358.12	140,288	18,070.03	1,166,179.75	1,252,514.73	1,275,291	(22,776.17)
Net Operating Income	(30,699)	(80,984.35)	(23,191.83)	(59,908)	36,716.26	(42,724.80)	42,620.16	(30,699)	73,319.06
OTHER INCOME:									
Rental Income	-	-	-	-	-	-	-	-	-
Interest	144,000	12,066.05	9,573.13	12,000	(2,426.87)	170,842.42	137,451.60	144,000	(6,548.40)
Gain(Loss)-Property Sale	-	-	-	-	-	8,000.00	47,658.50	-	47,658.50
Total Other Income	144,000	12,066.05	9,573.13	12,000	(2,426.87)	178,842.42	185,110.10	144,000	41,110.10
OTHER EXPENSE:									
Interest	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-
Net Income before URT Tax	113,301	(68,918.30)	(13,618.70)	(47,908)	34,289.39	136,117.62	227,730.26	113,301	114,429.16
Utility Receipts Tax Expense	-	-	-	-	-	-	-	-	-
Net Income	113,301	(68,918.30)	(13,618.70)	(47,908)	34,289.39	136,117.62	227,730.26	113,301	114,429.16

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Batesville Gas Utility
Balance Sheet-Unaudited
December 31, 2025

<u>Assets</u>	<u>Current Month</u>	<u>Two Months</u>	<u>One Month</u>	<u>Current Month</u>	<u>1-Year</u>
	<u>Prior Year</u>	<u>Prior</u>	<u>Prior</u>	<u>Current Year</u>	<u>Change</u>
Cash-Maintenance & Operations	4,469,360.00	4,698,535.58	4,645,039.30	4,617,724.08	148,364.08
Cash-Depreciation/Replacement	1,301,448.72	1,172,627.25	1,181,326.69	1,147,147.62	(154,301.10)
Cash-Clearing Account	-	-	-	-	-
Petty Cash	200.00	200.00	200.00	200.00	-
Cash-Meter Deposits	24,000.00	23,689.25	23,300.00	23,300.00	(700.00)
Cash-Main Extensions	-	-	-	-	-
Cash-Cash Reserve	-	-	-	-	-
Accounts Receivable	(33,368.20)	(35,504.80)	(35,406.43)	(25,106.54)	8,261.66
Allowance for Doubtful Accounts	(4,477.41)	(4,477.23)	(4,477.23)	(4,477.23)	0.18
Miscellaneous Receivables	-	-	-	-	-
Rent Receivable	-	-	-	-	-
Misc Receivable-Due from Clearing Acct	5,807.28	5,827.89	2,667.34	8,981.32	3,174.04
Loans Receivable	-	-	-	-	-
Meter Deposits Receivable	1,400.00	510.75	1,000.00	800.00	(600.00)
Inventory	-	-	-	-	-
Investments	-	-	-	-	-
Investments-Valuation to Market Adj	-	-	-	-	-
Prepaid Expenses	6,881.04	7,494.36	5,336.46	9,962.39	3,081.35
Utility Plant Inventory in Stock	189,803.88	205,827.66	193,891.11	199,534.34	9,730.46
Plant & Property	9,889,919.43	10,174,364.87	10,199,309.41	10,244,996.13	355,076.70
Accumulated Depreciation	(5,897,917.06)	(6,016,258.56)	(6,032,858.56)	(6,049,458.56)	(151,541.50)
Net Plant & Property	4,181,806.25	4,363,933.97	4,360,341.96	4,395,071.91	213,265.66
Total Assets	9,953,057.68	10,232,837.02	10,179,328.09	10,173,603.55	220,545.87
<u>Liabilities</u>					
Accounts Payable	13,999.47	-	-	8,190.96	(5,808.51)
Miscellaneous Payables	-	-	-	-	-
Due CAI	-	-	-	-	-
Due to Water Utility	-	-	-	-	-
Due to Other City Departments	-	-	-	-	-
Unapplied Receipts	-	-	-	-	-
Sales Tax Payable	76.05	-	196.97	100.17	24.12
Payroll Taxes Payable	-	-	-	-	-
Utility Receipts Tax Payable	-	-	-	-	-
Meter Deposits Payable	25,600.00	24,300.00	24,400.00	24,200.00	(1,400.00)
Main Extensions Payable	-	-	-	-	-
Rental Deposit Payable	-	-	-	-	-
Total Liabilities	39,675.52	24,300.00	24,596.97	32,491.13	(7,184.39)
<u>Capital</u>					
Retained Earnings	9,529,939.65	9,666,057.27	9,666,057.27	9,666,057.27	136,117.62
Donated Surplus	247,324.89	247,324.89	247,324.89	247,324.89	-
YTD Profit (Loss)	136,117.62	295,154.86	241,348.96	227,730.26	91,612.64
Total Capital	9,913,382.16	10,208,537.02	10,154,731.12	10,141,112.42	227,730.26
Total Liabilities & Capital	9,953,057.68	10,232,837.02	10,179,328.09	10,173,603.55	220,545.87

Gas Sales and Supply Purchase Analysis-12-December 2025.xlsx

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Batesville Gas Utility Comparative Sales & Cost- Actual vs Budget December 31, 2025

Budget for Year	Prior Year Month Actual	Current Month		Prior Year Year- To-Date	Year-to-Date		Variance to Budget	Good or Bad
		Actual	Budget		Actual	Budget		
Firm Sales (MCF)	259,675.0	23,678.0	22,200.0	227,461.3	275,786.8	259,675.0	16,111.8	GOOD
Interruptible Sales (MCF)	24,660.0	3,368.0	3,000.0	20,012.8	23,178.6	24,660.0	(1,481.4)	BAD
Metered Sales (MCF)	284,335.0	27,046.0	25,200.0	247,474.1	298,965.4	284,335.0	14,630.4	GOOD
Transport Sales (MCF)	255,750.0	21,749.5	22,500.0	231,592.6	254,306.6	255,750.0	(1,443.4)	BAD
Tracker-Firm		2,6689	4,1828					
Tracker Savings-Interruptible		(0.5087)	(0.4012)					
Tracker-Interruptible		2.1602	3.7816					
Purchases (MCF)	282,350.0	36,919.0	35,000.0	239,818.0	305,018.0	282,350.0	22,668.0	BAD
Purchases (DTH)	291,050.0	37,383.0	36,000.0	250,795.0	314,105.0	291,050.0	23,055.0	BAD
Firm Sales (\$)	2,114,084	117,743	209,737	1,804,644	2,471,666	2,114,084	357,582	GOOD
Interruptible Sales (\$)	172,655	18,995	24,670	136,252	180,912	172,655	8,257	GOOD
Total Metered Sales (\$)	2,286,739	136,739	234,407	1,940,896	2,652,578	2,286,739	365,839	GOOD
Transportation Sales (\$)	378,510	25,254	33,300	343,081	376,664	378,510	(1,846)	BAD
Supply Costs (\$)	1,121,807	93,013	160,227	880,940	1,440,432	1,121,807	318,625	BAD
Demand Charge (\$)	356,400	30,832	29,700	351,080	370,784	356,400	14,384	BAD
Total Direct Costs (\$)	1,478,207	123,844	189,927	1,232,020	1,811,216	1,478,207	333,009	BAD
Margin	1,187,042	38,148	77,780	1,051,958	1,218,026	1,187,042	30,984	GOOD
Variance: Good or Bad								

<u>Water Utility</u>			
<u>Softening Plant and Filter Plant</u>			
	<u>This Month</u>	<u>YTD Amount</u>	<u>Budget</u>
Chemical Feed Pumps, Chlorine/PH Analyzers, Turbidity Analyzers		\$0	\$10,000
Softening Plant SCADA System		\$0	\$10,000
Sub Total	\$0	\$0	\$20,000
<u>Equipment:</u>			
Replace 2016 Dodge Ram 2500 Utility Truck		\$74,971	\$90,000
Sub Total	\$0	\$74,971	\$90,000
<u>Distribution System:</u>			
Meters & Neptune Radio Reading System	\$800	\$6,403	\$12,500
Water Main Replacements & Fire Hydrants	\$67,336	\$126,591	\$700,000
Sub Total	\$68,136	\$132,994	\$712,500
<u>Water Utility Total Expenditures</u>			
	\$68,136	\$207,965	\$822,500

BATESVILLE GAS UTILITY
Capital Improvements Report
December-25

GAS UTILITY

Equipment / Operations:

	Amount Spent		Budget	Estimated Delivery Date
	This Month	YTD		
Storage building on South St.	\$0	\$325,790	325,000	May
Misc. equipment (line locators, gas detectors, etc.)	\$0	\$10,409	10,000	All Year
SCADA Radio & Controls	\$0	\$0	16,000	All Year
Sub Total	\$0	\$336,199	\$351,000	

Distribution System:

New Gas Main Extensions - (Gillman sub. Hwy 129 S.) (Farmington Heights)	\$13,796	\$37,248	100,000	As Needed
Main and Valve Replacements	\$0	\$4,646	120,000	As Needed
Meters (new and changed out)	\$813	\$13,371	50,000	All Year
Gas services	\$1,249	\$12,700	25,000	As Needed
Sub Total	\$15,858	\$67,965	\$295,000	

Gas Utility Total Expenditures \$15,858 \$404,164 \$646,000

Batesville Parks Department

January 2026

Daily and as needed:

- Pick up debris/trash and fallen limbs in parks and Brum Woods.
- Clean and inspect restrooms at Liberty Park.
- Empty trash barrels in Liberty Park, Brum Woods and Freedom Park.
- Raise, lower, half-staff and replace flags on 12 flagpoles in parks and town.

January:

- Remove all wood Christmas boxes in town and park. Store in BBL garage at Plex.
- Pick up metal in Greensburg and weld a piece of expanded metal to the floor of the Santa House ramp to make it much less slippery and safer. Repaint.
- Remove all greenery from flowerpots and other downtown areas, haul to Leissing's.
- Remove and store 2 Santa sleighs at BBL garage at Plex.
- Take apart 7 wooden Christmas boxes that were getting bad. Cut down all the sides and re assemble. Caulk all seams and prime for painting.
- Blow all leaves from tennis courts.
- Write and submit grant to Rising Sun Regional Foundation for outdoor exercise equipment.
- Pick up and haul two 20' I beams from Greensburg for scoreboard.
- Move large stationary work bench in maintenance building.
- Weld two 20' I beams with "U" channel metal to fit for scoreboard. Paint entire large metal scoreboard frame. Haul large frame to scoreboard site.
- Dig out existing hole from old scoreboard post for new scoreboard (st dept assist)
- Use Wastewater's large crane truck with operator to lift large scoreboard frame. Level, brace and pour concrete in holes. Remove bracing, clean up site.
- Service and clean ExMark mower.
- Snow removal numerous days: Shovel and plow numerous sidewalks in town and park, plow all trails, help haul snow on roads, plow Liberty Park.

City of Batesville

Economic Development and Redevelopment Commission

January 2026

Property Acquisitions & Real Estate Development

- **INDOT Rest Area Purchase:** Invoices have been received from INDOT to finalize the acquisition of the vacant rest area. Following payment, INDOT will notify the county to update the deeds. The property will be owned and managed by the **Batesville Redevelopment Commission (RDC)**.
- **Lammers Pike Conveyance:** The transfer of city property on Lammers Pike to the RDC is scheduled for completion on **February 25th**.
 - **Timeline:** A public hearing and City Council resolution are set for **February 9th**. The RDC will formally sign the resolution to accept the property on **February 25th**.
 - **RFP Status:** The "Notice of Intent to Sell" and Request for Proposal (RFP) will be posted by the end of **February**.
- **Housing Initiatives:** Coordination is ongoing with the City Engineer and various developers on multiple housing projects across the city. Additionally, the RDC has expressed interest in conducting a formal **2026 Housing Study**.

Education & Strategic Planning

- **Marian University Feasibility Study:** The project is officially underway with the following milestones:
 - **Feb 23:** Virtual meeting with the Batesville Higher Ed Advisory Board, Marian University, and TPMA to review initial findings.
 - **March:** In-person meeting to review the draft report.
 - **April 6:** Final report delivery.
- **Entrepreneurship & Youth Innovation:** Actively participating in local and regional programs to foster young talent, including:
 - **D.I.C.E. Challenge:** A community business pitch competition established to identify and invest in emerging small businesses in Southeastern Indiana. A partnership program with **Genesis: Pathways to Success**.
 - **Emerge: Young Innovators:** A partnership program with **Genesis: Pathways to Success**.
 - **StartedUp Challenge:** Support for the statewide business pitch competition (formerly known as *Innovate WithIn*).

Local Business & Grant Program

- **2026 Batesville Improvement Grant:** The Economic Development Commission (EDC) has approved **\$25,000** in funding for this year's exterior improvement program.
 - **Applications:** Opening in late February; due by the end of March.
 - **Awards:** Funding will be granted during the April EDC meeting.
- **Sherman House Update:** Met with the new tenant regarding upcoming changes. The Inn will remain operational, and initial plans include opening a **family-friendly restaurant** in the Bier Hall and Bier Garten in March.
- **Baxter Training Center:** Met with the new owner to discuss site plans, which include establishing private business offices and offering remaining space for lease.



Angela Linville

Community Development Director
January 2026 EOM Report for Council

- Used January to deliberately shift major initiatives from research, exploration, and planning into execution readiness, positioning multiple efforts for tangible progress in Q1.
- Prepared for the return of Work-Based Learning interns following winter break, including onboarding planning, role alignment, and coordination of assignments tied to active City priorities.
- Continued coordination of Fourth of July and America 250 planning, with January focused on organizing subcommittees, clarifying scopes of work, and maintaining community engagement as planning advances.
- Advanced the progress on printable marketing and community materials, aligning internship work with economic development messaging, Discover Batesville planning, and departmental needs.
- Continued strategic planning work with the Economic Development Commission, focusing on translating earlier analysis into actionable priorities and preparing the framework for decision-making in early 2026.
- Facilitated follow-up conversations with EDC members to review priority-setting outcomes, test alignment, and refine next steps before formal recommendations are finalized.
- Moved forward with relaunch planning for the Discover Batesville marketing initiative, ensuring future marketing efforts align directly with emerging economic development priorities rather than operating as a standalone campaign.
- Continued leadership of Mayor's Book Club programming, with the first 2026 meeting held in January and the new schedule and format now fully underway.
- Continued development of City marketing and communication materials intended for print and in-person use, expanding reach beyond social media and supporting more consistent public access to information.
- Maintained baseline social media activity to ensure continuity of City communications while prioritizing higher-impact strategic planning work during the month.

**CITY OF BATESVILLE
RESOLUTION No. 01-2026**

**A RESOLUTION APPROVING TRANSFER OF REAL PROPERTY TO THE CITY OF
BATESVILLE REDEVELOPMENT COMMISSION**

WHEREAS, the City of Batesville is the present owner of certain real property, specifically 18.28+/- acres located along Lammers Pike, City of Batesville, Ripley County, State of Indiana (Parcel Nos. 69-02-21-400-041.003-003 and 69-02-21-300-041.008-003) (the "Properties") more particularly shown and described in "Exhibit 1" and "Exhibit 2" attached hereto.

WHEREAS, Redevelopment Commission of the City of Batesville, Indiana ("RDC"), has expressed in interest in obtaining the property for the statutory purposes of the RDC including improvement, redevelopment, and enhancement of the Properties beneficial to the City, community, and immediately adjacent area.

WHEREAS, the Common Council for the City of Batesville has been designated by Mayor John Mayor pursuant to I.C. §36-1-11-3 to conduct a public hearing and provide a recommendation regarding the transfer of the above identified properties.

WHEREAS, the Common Council for the City of Batesville properly issued notice of the public hearing compliant with Indiana Law and completed a public hearing for consideration the transfer and/or conveyance of the subject parcels on the date indicated hereinbelow.

WHEREAS, RDC is a governmental agency of the City of Batesville and that this transfer is authorized by Indiana Code 36-1-11-8 and has been approved or authorized by RDC through adoption of a resolution.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Batesville, having been fully and truthfully advised and having received public comment and completed a public hearing, provides a positive recommendation to the City of Batesville and Mayor of Batesville to effectuate the transfer of the Properties described herein to execute documents necessary thereto.

ADOPTED by the Common Council of the City of Batesville, Indiana, and approved by me as mayor this ____ day of February, 2026.

ATTEST: BRAD MARCY, CLERK TREASURER

Prior Deed Reference: 200300003100 & 200400002517

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **CITY OF BATESVILLE, INDIANA**, a municipal corporation duly organized and existing under the laws of the State of Indiana, *by and through Mayor John Irrgang, ("Grantor")*, pursuant to a resolution duly adopted by the common council of the City, in exchange for good and valuable consideration the receipt and adequacy of which is hereby acknowledged, does hereby quitclaim, release, grant, bargain, and convey unto **Redevelopment Commission for the City of Batesville, Indiana ("Grantee")**, all rights, title, and interest in the certain real property and premises, situated in Ripley County, State of Indiana, as more particularly described in *Exhibit "A"* attached hereto.

Parcel Nos.:	69-02-21-300-041.008-003 69-02-21-400-041.003-003
Property Address:	Chateau Blvd, Batesville, Indiana, 47006
Tax Statement Mailing Address:	132 Main Street, Batesville, Indiana, 47006

That on or about February __, 2026, following a properly advertised public hearing, the Common Council of the City of Batesville adopted a resolution approving the transfer of the subject property to Grantee and authorizing the mayor to effectuate a conveyance and transfer of the same consistent with I.C. §36-1-11-3. Further, that on February ____, 2026, the Redevelopment Commission of the City of Batesville, Indiana, adopted a mirrored resolution accepting the transfer of the subject property consistent with and a required by Indiana law.

A title search has **not** been requested in preparation of this deed; therefore, **none** was provided or conducted.

Said conveyance is subject to all easements, rights of ways, restrictions, and encumbrances or record.

TO HAVE AND TO HOLD said described premises unto the said Grantee, their heirs and assigns forever.

Signed and delivered this ____ day of February, 2026.

John A. Irrgang, Mayor of the City of Batesville,
Indiana

STATE OF INDIANA)
) ss.
COUNTY OF FRANKLIN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this ____ day of February, 2026, ***John A. Irrgang, Mayor of the City of Batesville, Indiana***, personally appeared to me, known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public

My commission expires: _____

Notary commission no.: _____

Instrument Prepared By:

Blaine J. Timonera, Timonera Law Office, LLC 1114 W. State Road 46, Suite A,
Batesville, Indiana, 47006

I, Blaine J. Timonera, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

EXHIBIT "A"

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ both in Section 21, T10N, R12E, Adams Township, Ripley County, Indiana, described as follows:

Beginning at the $\frac{5}{8}$ inch iron rebar found at the Southeast corner of the Southwest $\frac{1}{4}$ of said Section 21; thence South 88 degrees 56 minutes 14 seconds West along the South line of said Quarter Section and Lammers Pike 315.42 feet to a railroad spike found; thence leaving the South line of said quarter section Lammers Pike North 1 degree 11 minutes 14 seconds West 1335.08 feet to a $\frac{5}{8}$ inch iron rebar found on the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence 89 degrees 00 minutes 31 seconds East along the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 315.39 feet to a $\frac{5}{8}$ inch rebar found at the Northeast corner of the Southeast $\frac{1}{4}$ of the $\frac{1}{4}$ thence leaving the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a course of North 88 degrees 51 minutes 21 seconds East 690.54 feet to a $\frac{5}{8}$ inch rebar found; thence leaving the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a course of South 0 degrees 42 minutes 09 seconds 730.78 feet to a $\frac{5}{8}$ iron rebar set; thence South 88 degrees 46 minutes 05 seconds West 331.54 feet to a $\frac{5}{8}$ rebar set; thence South 1 degree 17 minutes 56 seconds east 602.73 feet to a mag nail set in the South line of the Southeast $\frac{1}{4}$ and in Lammers Pike; thence South 88 degrees 44 minutes 40 seconds West along the South line of said quarter section Lammers Pike 353.96 feet to the point of beginning. Containing 29.096 acres.

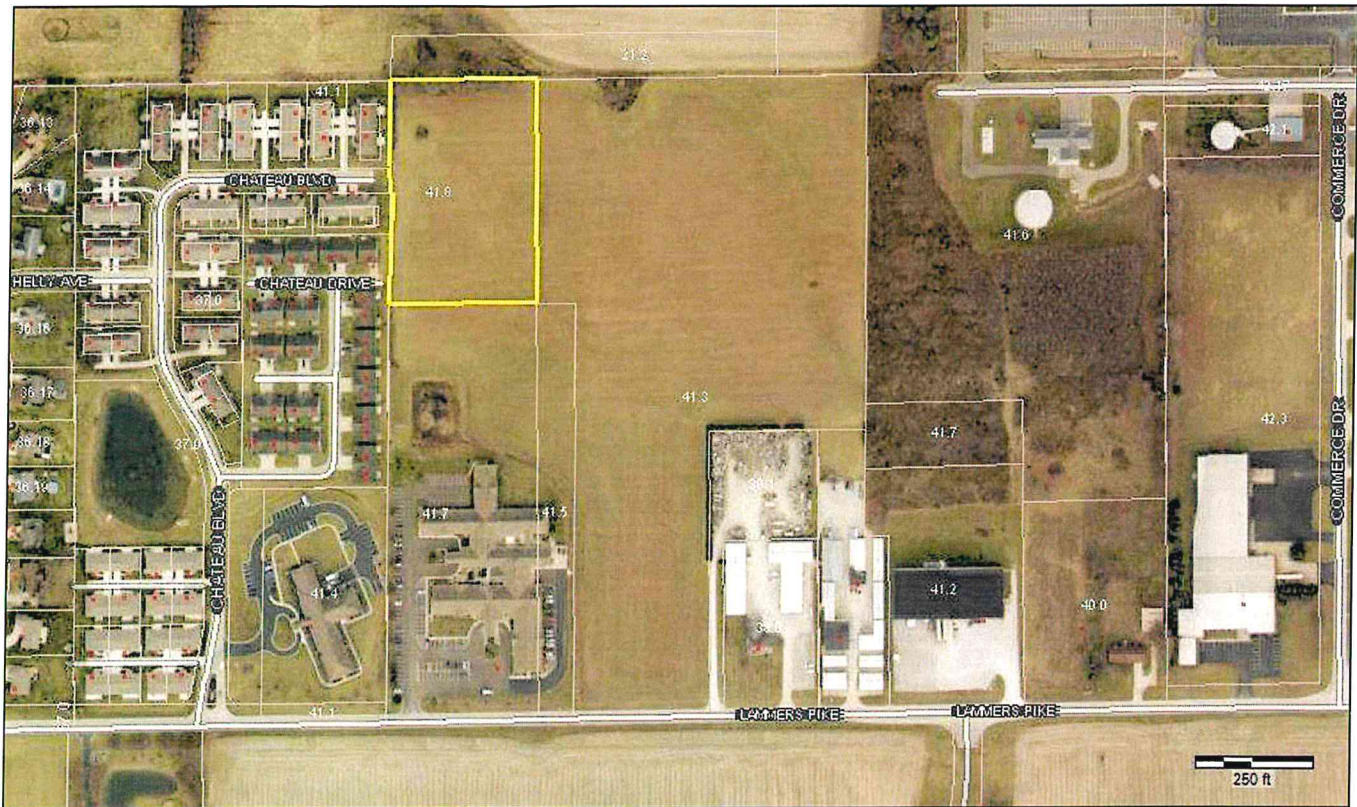
EXCEPTING THEREFROM: Part of the Southwest Quarter of the Southeast Quarter and a part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 10 North, Range 12 East in Adams Township, Ripley County, State of Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 21, said Point being marked with a $\frac{5}{8}$ " capped rebar; Thence South 88 degrees 56 minutes 14 seconds West (Assumed Bearing from the previous survey), 315.42 feet along the South line of said Quarter Quarter Section to a railroad spike at the Southeast corner of the corrective division survey of the Chateau of Batesville as Recorded in Plat Cabinet A, Sleeve 251A in the office of the Recorder of Ripley County, Indiana; Thence North 01 degrees 11 minutes 15 seconds West 871.00 feet along the

East line of said Chateau at Batesville to a 5/8" rebar set this survey; Thence North 88 degrees 56 minutes 14 seconds East 400.00 feet parallel with the South line of the Southeast Quarter of the Southwest Quarter of said Section 21 to a 5/8" rebar; Thence South 01 degrees 11 minutes 14 seconds East 870.70 feet to a point on the South line of the Southwest Quarter of the Southeast Quarter of said Section 21 and a mag nail set this survey; Thence South 88 degrees 44 minutes 00 seconds West, 84.58 feet along the said South line to the point of beginning of this description, containing 7.998 acres more or less.

Said description of the excepted area being described in the survey completed by Jerry D. Wiggins No. 880042 and recorded on or about May 3, 2004, in the real property records of Ripley County State of Indiana as Instrument No. 200400002513.

For prior deed reference of the parent parcel, refer to Instrument No. 200300003100 recorded in the real property records of Ripley County, State of Indiana. For prior deed reference for the described exception, refer to Instrument No. 200400002517 recorded in the real property records of Ripley County, State of Indiana.



Type notes here

Printed
12/03/2025

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

69-02-21-300-041.008-003

Layer
General
Bills
Payments
Deductions
Assessments

Co	69
Area	02
Sec	21
Block	300
Parcel	041
Split	008
Dist	003
Tax Number	004-100117-08
Present Owner	City of Batesville
Mailing Address	
Town Address	
Meas. Area (acres)	3.25
Deed Acres	3.39 Ac

Tax Acreage	1.667 AC +
Road Frontage	
Location	Sec 21-10N-12E
Deed Type	
Deed Book	2003
Deed Page	3100
Date of Deed	2003, April 17
Previous Owner	Harmeyer, Michael et al
Recorded Survey	s: Cab 4 - Slv 194 A
Date of Survey	2003, April 7
Name of Surveyor	Kraus, Dennis
Owner of Survey	Harmeyer, Michael
Subdivision Name	
Lot Number	
Deed Description	Sur Desc = 26.096 Ac - 7.998 Ac = 18.098 Ac (Total Ac) Divided for Taxes only Taxes = 3.39 Ac
Chain of Title	2015, June 1 Ordinance No 6-2003 Included this parcel in the annex description 2013, Oct 17 ORDINANCE 4-2000 recorded 2013-4523 Annex parcel into Batesville / divided according to description in ordinance (part of 10 Ac)/ split for taxes 5/3/04 City of Batesville sold 7.998 Ac = #41.7 2003, April 17 To City of Batesville from Harmeyer, Michael et al 2003-3100
Block No	Yes
Township	Adams - City of Bates
PrivRec	No

Owner and General Parcel Information

Property Card	Show Property Card
OwnerName	City Of Batesville
StateParcelNumber	69-02-21-300-041.008-003
PropertyNumber	004-100117-08
MapNumber	
LegalDescription	Pt SW1/4 SE1/4 21-10-12 1.723a Pt S1/2 S1/2 21-10-12 1.667a
Acreage	3.3900
InstrumentNumber	
BookNumber	
PageNumber	
LocationAddress	Chateau Blvd Batesville,IN 47006
OwnerAddress	132 South Main Batesville,IN 47006
NeighborhoodNumber	4040100-003
NeighborhoodName	Batesville School in Adams
MarketArea	4040100-003-C
PropertyClass	Exempt, Municipality
PropertyClassNumber	640
LocalParcelNumber	0040011708
RoutingNumber	

TaxBill History Information

Tax Year	Spring	Fall
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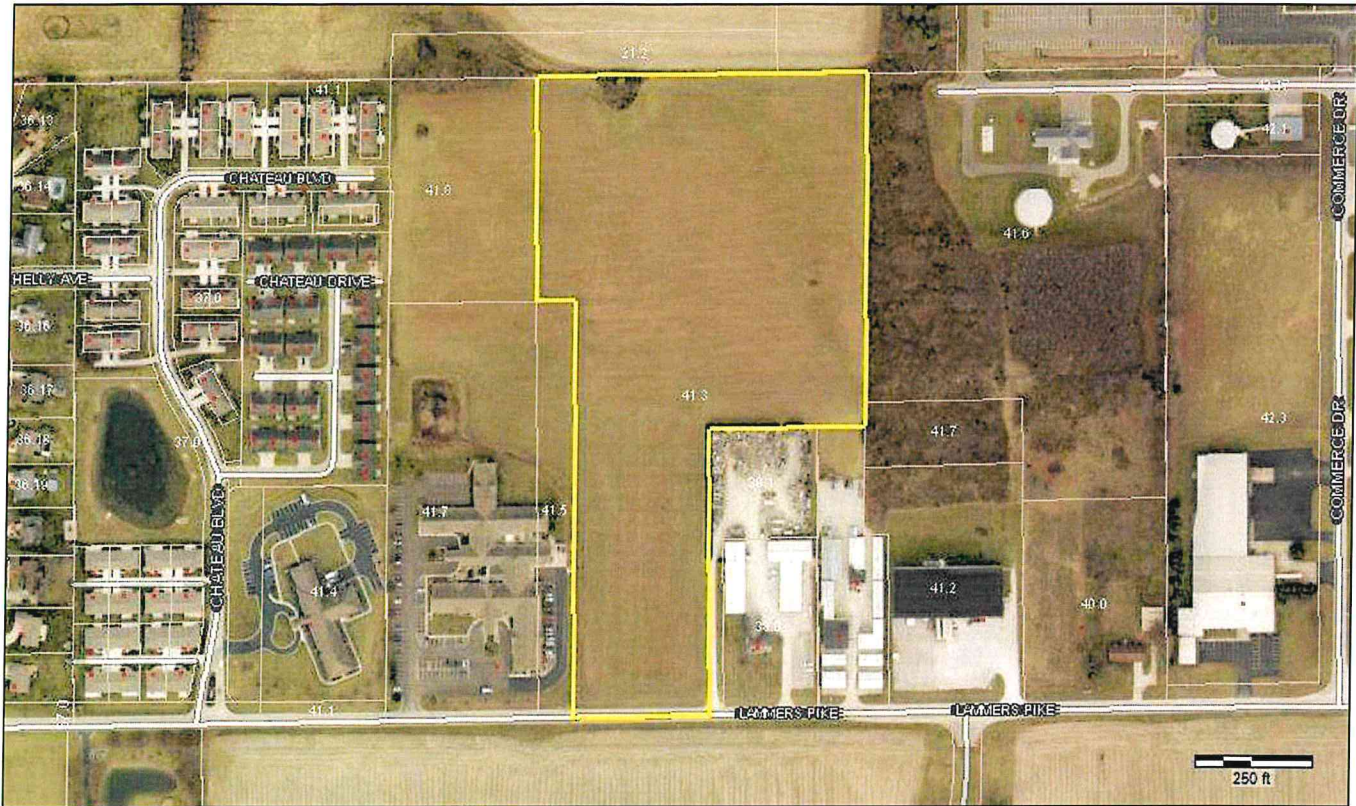
2024 Pay 2025	0.00	0.00
2023 Pay 2024	0.00	0.00
2022 Pay 2023	0.00	0.00
2021 Pay 2022	0.00	0.00
2020 Pay 2021	0.00	0.00
2019 Pay 2020	0.00	0.00
2018 Pay 2019	0.00	0.00
2017 Pay 2018	0.00	0.00
2016 Pay 2017	0.00	0.00
2015 Pay 2016	0.00	0.00
2014 Pay 2015	0.00	0.00

Deduction Information

Type	2021	2022	2023	2024	2025
------	------	------	------	------	------

Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	0	0	0	0	0
Totals	0	0	0	0	0



Type notes here

Printed
12/03/2025

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69-02-21-400-041.003-003

Layer
General
Bills
Payments
Deductions
Assessments

Co	69
Area	02
Sec	21
Block	400
Parcel	041
Split	003
Dist	003
Tax Number	004-100117-04
Present Owner	City of Batesville
Mailing Address	
Town Address	
Meas. Area (acres)	15.03

Deed Acres	14.708 Ac
Tax Acreage	14.708 Ac
Road Frontage	
Location	Sec 21-10N-12E
Deed Type	
Deed Book	2003
Deed Page	3100
Date of Deed	2003, April 17
Previous Owner	Harmeyer, Michael et al
Recorded Survey	s: Cab 4 - Slv 194 A
Date of Survey	2003, April 7
Name of Surveyor	Kraus, Dennis
Owner of Survey	Harmeyer, Michael
Subdivision Name	
Lot Number	
Deed Description	Sur Desc = 26.096 Ac - 7.998 Ac = 18.098 Ac (Total Ac) Divided for Taxes only - 3.39 Ac
Chain of Title	2015, June 1 Ordinance No 6-2003. annexed to City of Batesville: change 002-100117-04 to 004-100117-04 2013, Oct 17 ORDINANCE 4-2000 recorded 2013-4523 Annex parcel into Batesville / divided according to description in ordinance (part of 10 Ac) / split for taxes = #47.8 5/3/04 City of Batesville sold 7.998 Ac = #41.7 2003, April 17 To City of Batesville from Harmeyer, Michael et al 2003-3100
Block No	Yes
Township	Adams - City of Bates
PrivRec	No

Owner and General Parcel Information

Property Card	Show Property Card
OwnerName	City Of Batesville
StateParcelNumber	69-02-21-400-041.003-003
PropertyNumber	004-100117-04
MapNumber	
LegalDescription	Pt SW1/4 SE1/4 21-10-12 14.708A
Acreage	14.7080
InstrumentNumber	
BookNumber	
PageNumber	
LocationAddress	Chateau Blvd Batesville, IN 47006
OwnerAddress	132 South Main Batesville, IN 47006
NeighborhoodNumber	3010000-003
NeighborhoodName	Adams Township
MarketArea	3010000-001-C
PropertyClass	Exempt, Municipality
PropertyClassNumber	640
LocalParcelNumber	0040011704
RoutingNumber	

**TaxBill History
Information**

Tax Year	Spring	Fall
2024 Pay 2025	0.00	0.00
2023 Pay 2024	0.00	0.00
2022 Pay 2023	0.00	0.00
2021 Pay 2022	0.00	0.00
2020 Pay 2021	0.00	0.00
2019 Pay 2020	0.00	0.00
2018 Pay 2019	0.00	0.00
2017 Pay 2018	0.00	0.00
2016 Pay 2017	0.00	0.00

Deduction Information

Type	2021	2022	2023	2024	2025
-------------	-------------	-------------	-------------	-------------	-------------

Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	0	0	0	0	0
Totals	0	0	0	0	0

City of Batesville
Non-Utility Financial Report
Final Year - 2025

FUND BALANCE SUMMARY

	1/1/26 Balance	2026 Rev	2026 Exp	12/31/26 Balance	2026 Net Chg
2026 Fund Activity for Non-Utility Departments - TOTAL	\$10,068,743.77	\$ 559,048.70	<u>(924,307.53)</u>	\$ 9,703,484.94	\$ (365,258.83)
CCMG Funds (#2403)	\$ 845,943.75				
Sale of Shell Building - Industrial Park TIF Fund (#4449)	\$ 1,462,984.79		<u>(1,024,080.68)</u>	\$ (178,136.93)	\$ (1,024,080.68)
			<u>(509,561.00)</u>	\$ 953,423.79	\$ (509,561.00)
2026 Fund Activity for Non-Utility Departments - Net of Extraordinary Items	\$ 7,759,815.23	\$ 559,048.70	<u>609,334.15</u>	\$ 8,928,198.08	\$ 1,168,382.85

2026 EXPENSE SUMMARY

Expenses by Class Category - Operational Dept's Budgeted Accounts

Salaries, Wages, Benefits
Supplies
Other Services - Utilities, Travel, Repairs, Consultants, etc.
Capital Outlays - Buildings, Land, Improvements, etc.

	2026 Budget	Apportioned Budget	Actual Expenses	Act vs Budget Fav / (Unfav)
	5,889,850.00	453,065.38	429,677.24	23,388.14
	435,700.00	36,308.33	40,040.61	(3,732.28)
	2,552,000.00	198,521.67	151,946.01	46,575.66
	352,500.00	29,375.00	8,115.83	21,259.17
<u>Totals by Class Category - Operational Dept's Budgeted Accounts</u>	<u>\$9,230,050.00</u>	<u>\$717,270.38</u>	<u>\$629,779.69</u>	<u>\$87,490.69</u>

Total Expenses - Non-Operational Dept's Budgeted Accounts

4,278,000.00

233,583.95

Total - All budgeted Accounts

\$13,508,050.00

\$863,363.64

Total Expenses - Non-Budgeted Accounts

60,943.89

Grand Total - All Expenses

\$924,307.53

City of Batesville
Wastewater Treatment Plant Financial Report
Final Year - 2026

FUND BALANCE SUMMARY

2026 Fund Activity for Wastewater Utility	1/1/25 Balance	2026 Rev	2026 Exp	12/31/25 Balance	2026 Net Chg
	\$ 3,578,191.08	\$ 177,405.31	\$ (149,523.09)	\$ 3,606,073.30	\$ 27,882.22

2026 EXPENSE SUMMARY

Expenses by Class Category - Operational Dept's Budgeted Accounts

Salaries, Wages, Benefits
Supplies
Other Services - Utilities, Travel, Repairs, Consultants, etc.
Capital Outlays - Buildings, Land, Improvements, etc.

	Final Year - 2026		
	2026 Budget	Apportioned Budget	Actual Expenses
	978,000.00	75,230.77	73,068.44
	268,500.00	22,375.00	20,095.88
	599,500.00	49,958.33	56,202.77
	55,000.00	4,583.33	156.00
<u>Totals by Class Category - Operational Dept's Budgeted Accounts</u>	<u>\$ 1,901,000.00</u>	<u>\$ 152,147.44</u>	<u>\$ 149,523.09</u>

Total Expenses - Non-Operational Dept's Budgeted Accounts

1,300,000.00 0.00

Total - All budgeted Accounts

\$ 3,201,000.00 \$ 149,523.09

			Act vs Budget Fav / (Unfav)
			2,162.33
			2,279.12
			(6,244.44)
			4,427.33
			2,624.35

City of Batesville Water Utility Expenditure & Receipt Summary Through January 31, 2026

FUND BALANCE SUMMARY

	1/1/26	January	January	1/31/26	2026
	Balance	YTD Receipts	YTD Expenditures	Balance	Net Change
Fund Activity for Water Utility	\$ 5,545,717.17	\$ 250,800.02	\$ (183,795.74)	\$ 5,612,721.45	67,004.28

EXPENDITURE SUMMARY

Expenditures by Class Category - Operational Dept's Budgeted Accounts

Salaries, Wages, Benefits
Supplies
Other Services - Utilities, Travel, Repairs, Consultants, etc.
Capital Outlays - Buildings, Land, Improvements, etc.

	2026	January	2026	
	Budget	YTD Budget	Actual YTD Expenditures	Act vs Budget Fav / (Unfav)
	668,664.89	52,782.12	46,100.98	6,681.14
	190,859.00	16,712.00	15,550.08	1,161.92
	588,675.48	40,830.00	31,001.89	9,828.11
<u>Totals by Class Category - Operational Dept's Budgeted Accounts</u>	<u>1,448,199.37</u>	<u>110,324.12</u>	<u>92,652.95</u>	<u>17,671.17</u>

Total Expenditures - Non-Operational Dept's Budgeted Accounts

1,740,196.00

Total - All budgeted Accounts

3,188,395.37

Total - All not budgeted Accounts

13,834.79

Total - All Accounts

183,795.74

City of Batesville

Gas Utility Expenditure & Receipt Summary

Through January 31, 2026

FUND BALANCE SUMMARY

	1/1/26	January	January	January	1/31/26	2026
	Balance	YTD Receipts	YTD Expenditures	Balance		Net Change
Fund Activity for Gas Utility (Includes Cash Reserve Fund)						
\$	5,788,171.70	\$ 543,518.08	\$ (500,677.47)	\$ 5,831,012.31	\$	42,840.61

EXPENDITURE SUMMARY

Expenditures by Class Category - Operational Dept's Budgeted Accounts

Salaries, Wages, Benefits
Supplies
Other Services - Utilities, Travel, Repairs, Consultants, etc.
Capital Outlays - Buildings, Land, Improvements, etc.

	2026 Budget	January YTD Budget	2026 Actual YTD Expenditures	Act vs Budget Fav / (Unfav)
	811,025.10	64,564.53	56,794.69	7,769.84
	103,594.00	8,522.00	13,984.53	(5,462.53)
	2,195,400.84	300,045.00	388,669.21	(88,624.21)
Totals by Class Category - Operational Dept's Budgeted Accounts	3,110,019.94	373,131.53	459,448.43	(86,316.90)

Total Expenditures - Non-Operational Dept's Budgeted Accounts

Total - All budgeted Accounts

Total - All not budgeted Accounts

Total - All Accounts

467,000.00	0.00
<u>3,577,019.94</u>	<u>459,448.43</u>
	41,229.04
	500,677.47