

Martinsville Common Council
Meeting Agenda
Tuesday, May 26, 2026
7:00 PM - City Hall, Council Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order, Invocation., and Pledge of Allegiance

Roll Call

Consideration of the Minutes

- A. Consideration of the May 11, 2026, Common Council Meeting Minutes

Consideration of Claims

Special Recognition

Public Hearing

- A. Ordinance 2026-1915 - Amendment to Chapter 78, Traffic and Vehicles

New Business

- A. First Reading of Ordinance 2026-1915 - Amendment to Chapter 78, Traffic and Vehicles
- B. First Reading of Ordinance 2026-1916 - Rezoning of Property
- C. First Reading - Ordinance 2026-1917 - Rezoning of Property
- D. Second Reading and Consideration of Ordinance 2026-1914 - Repealing Chapter 18 - Peddlers, Solicitors, and Transient Merchants
- E. Consideration of Compliance Statements of Benefits
 - a. 110 W. Washington St.
110 N. Main St.
265 W. Harrison St.
- F. Consideration of an Additional Appropriation - City Court Recording System

Council Comments

Public Comment

Next Regular Meeting

- A. The next regular meeting will be on Monday, June 8, 2026, beginning at 7:00 PM in

Any individuals who requires aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN, contact Ben Meridia, ADA Coordinator, 56 North Main Street, Martinsville, IN, 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

the Council Chambers (Room 202), City Hall, 59 S. Jefferson St., Martinsville,
Indiana

Adjournment

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**MARTINSVILLE COMMON COUNCIL
MARTINSVILLE INDIANA
MORGAN COUNTY, INDIANA
MAY 11, 2026**

Call to Order, Invocation., and Pledge of Allegiance

Mayor Costin called the Martinsville Common Council meeting to order on May 11, 2026. Pastor Nathan Crowe from Eastview Christian Church led the prayer for those in attendance. Mayor Costin then led the attendees in the Pledge of Allegiance.

Roll Call

Councilor At Large John Badger XIV
Councilor District 5 Phil Deckard II
Councilor District 3 Josh Ferran
Councilor District 4 Suzie Lipps
Councilor District 2 Ben Mahan
Councilor At Large Ann Miller
Councilor District 1 Jonathan Collier

A quorum was declared present.

Consideration of the Minutes

- A. Consideration of the April 27, 2026, Common Council Meeting Minutes
A motion to approve was made by Councilor At Large Ann Miller. Suzie Lipps seconded the motion. Jonathan Collier abstained. The minutes passed 6-0-1.

Consideration of Claims

A motion to approve the claims was made by Councilor At Large John Badger XIV. Suzie Lipps seconded the motion. Jonathan Collier abstained. The motion passed 6-0-1.

Proclamation

Mayor Costin read a proclamation on behalf of the City of Martinsville in honor of the YMCA celebrating 175 years. After the proclamation, a check was presented to the YMCA. This was the mayor's choice of charity from the State of the City dinner held in April.

New Business

- A. First Reading of Ordinance 2026-1914 - Repealing Chapter 18 - Peddlers, Solicitors, and Transient Merchants

City Attorney, Dale Coffey, presented the first reading of Ordinance 2026-1914. This ordinance repeals Chapter 18, Article V, Sections 18-191 through 18-219, titled Peddlers, Solicitors, and Transient Merchants. There was no action taken. This ordinance will be placed on the May 26 agenda for the second reading and vote.

- B. Consideration of Grant Anchor Easement - Duke Energy

City Superintendent, Mac Dunn, presented a request for easement on behalf of Duke Energy. This property is located on Blue Bluff Road and is an easement for guidewires. A motion was made to approve the request by Councilor At Large Ann Miller. Jonathan Collier seconded the motion. The motion passed 7-0.

Council Comments

Public Comment

Next Regular Meeting

- A. The next regular meeting will be on **Tuesday**, May 26, 2026, beginning at 7:00 PM in the Council Chambers (Room 202), City Hall, 59 S. Jefferson St., Martinsville, Indiana.

Adjournment

Name		Signature
Phil R. Deckard II, Member, District 5, President Pro Tempore	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jonathan Collier, District 1	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ben Mahan, Member, District 2	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Ferran, Member, District 3	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Suzie Lipps, Member, District 4	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ann Miller, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
John Badger, XIV, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST

Name	Signature	Date
Benjamin K. Merida, Clerk-Treasurer		

MAYOR ACTION

Name		Signature	Date
Kenneth W. Costin, Mayor	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

ORDINANCE # 2026-1915

AMENDMENT TO MARTINSVILLE MUNICIPAL CODE CHAPTER 78, TRAFFIC AND VEHICLES, ARTICLE IV: STOPPING, STANDING, AND PARKING

Comes now the Common Council of the City of Martinsville, Indiana, and as the legislative authority for the City of Martinsville, amends the Martinsville, Indiana, Municipal Code, such code being recodified in 2006 and incorporated in the previous code of 1976 and 1983. The Common Council now finds that it is in the best interest of the City that an amendment to Chapter 78; Traffic and Vehicles, Article IV: Stopping, Standing, and Parking, should be made, and therefore amends Chapter 78, Article IV, specifically adding Section 184 to state as follows:

SECTION 78-184

PARKING ON THE WRONG SIDE OF STREET AND AGAINST THE FLOW OF TRAFFIC

- (A.) No person shall park any vehicle on a city street or city right-of-way in such a manner that it is parked on the wrong side of the street, and, or, parked against the flow of traffic, so as to be parked in a parking spot where the vehicle is facing the wrong way and contrary to the normal path of traffic.

ALL OF WHICH IS ORDAINED AND ADOPTED BY THE COMMON COUNCIL OF
 THE CITY OF MARTINSVILLE, MORGAN COUNTY, INDIANA ON THIS _____ DAY
 OF _____ 2026.

Name		Signature
Phil R. Deckard II, Member, District 5, President Pro Tempore	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jonathan Collier, Member, District 1	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ben Mahan, Member, District 2	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Ferran, Member, District 3	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Suzie Lipps, Member, District 4	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ann Miller, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
John Badger, XIV, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST

Name	Signature	Date
Benjamin K. Merida, Clerk-Treasurer		

MAYOR ACTION

Name		Signature	Date
Kenneth W. Costin, Mayor	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

ORDINANCE # 2026-1915

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ALL OF WHICH IS ORDAINED AND ADOPTED BY THE COMMON COUNCIL OF
 THE CITY OF MARTINSVILLE, MORGAN COUNTY, INDIANA ON THIS _____ DAY
 OF _____ 2026.

Name		Signature
Phil R. Deckard II, Member, District 5, President Pro Tempore	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jonathan Collier, Member, District 1	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ben Mahan, Member, District 2	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Ferran, Member, District 3	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Suzie Lipps, Member, District 4	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ann Miller, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
John Badger, XIV, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST

Name	Signature	Date
Benjamin K. Merida, Clerk-Treasurer		

MAYOR ACTION

Name		Signature	Date
Kenneth W. Costin, Mayor	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

ORDINANCE 2026-1916

BEFORE THE COMMON COUNCIL OF MARTINSVILLE, INDIANA

UPON THE APPLICATION OF: **Todd and Tricia Price** for AN ORDINANCE REZONING

0.47 acres, more or less of the real estate located at 2009 Burton Ln, Martinsville, IN 46151, from B-1 to R-2 within the jurisdiction of the City of Martinsville, Indiana. The legal description of the property is described as follows:

Lot Number Four (4) in Martindale's First Subdivision, as per plat thereof recorded in Deed Record 134, page 31, in the Office of the Recorder of Morgan County, Indiana, except 43 feet of even width off the entire East end.

Parcel #: 55-13-09-160-001.000-021

WHEREAS, a public hearing was held on April 28, 2026 at 7:00 PM, with notice given as required by law upon the application of Todd and Tricia Price requesting the rezoning of 0.47 acres, more or less, of the real estate located at 2009 Burton Ln, Martinsville, IN 46151, from B-1 to R-2, the legal description of which is specifically described above; and

WHEREAS, the Plan Commission recommended that the Common Council approve the requested rezoning; and

WHEREAS, at the public hearing held on April 28, 2026 at 7:00 PM, with notice given as required by law upon the application of Todd and Tricia Price for a re-plat of 0.47 acres, more or less, of the real estate located at April 28, 2026 at 7:00 PM, the legal description of which is specifically described above;; and

WHEREAS, the Plan Commission approved the re-plat of the 0.47 acres, more or less, from a larger parcel of land, the legal description of which is specifically described above; and

WHEREAS, pursuant to Indiana Code 36-7-3-12, the Petitioner made a valid application to the Martinsville Common Council and stated the circumstances of the request for rezoning, that Petitioner specifically described the parcel to be rezoned, and has given the names and

addresses of all owners of land that adjoins the property proposed to be rezoned, and all notices according to law were made; and

WHEREAS, the Martinsville Common Council, after diligent review of the matter pertaining to the rezoning, such review having occurred at the public hearing held on April 28, 2026 at 7:00 PM; and

WHEREAS, the Common Council now finds that it is in the best interest for the 0.47 acres, more or less of the real estate located at 2009 Burton Ln, Martinsville, IN 46151, the legal description of which is set forth above, be rezoned from B-1 to R-2;

THEREFORE, BE IT ORDAINED, that 0.47 acres, more or less of the real estate located at 2009 Burton Ln, Martinsville, IN 46151, more specifically described above, be rezoned from B-1 to R-2,

Dated this _____ day of May _____.

Name		Signature
Phil R. Deckard II, Member, District 5, President Pro Tempore	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jonathan Collier District 1	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ben Mahan, Member, District 2	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Ferran, Member, District 3	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Suzie Lipps, Member, District 4	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ann Miller, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
John Badger XIV, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST			
Name		Signature	Date
Ben Merida, Clerk-Treasurer			
MAYOR ACTION			
Name		Signature	Date
Kenneth W. Costin, Mayor	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

This instrument prepared by:
 Gabriel S. Britton, #29176-55
 Attorney at Law
 260 S Mulberry St.
 Martinsville, IN 46151
 (765) 349-9005 (Telephone)
 (765) 421-6008 (Fax)
 E-mail: Gabriel@centralindianaattorney.com

ORDINANCE 2026-1917

OF THE CITY OF MARTINSVILLE, INDIANA

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH OHIO STREET AND EAST SOUTH STREET

Plan Commission Petition No. PC 26009

WHEREAS, Ind. Code§ 36-7-4-600 confers upon the Common Council of the City of Martinsville the power to determine reasonable zoning requirements for property within the City's corporate boundaries, and Section 2.3 of the Martinsville Zoning and Subdivision Ordinance (the "ZSO") sets forth the process to amend the City's Official Zone Map (the "Zoning Map");

WHEREAS, the property described in **Exhibit A** attached hereto (the "Real Estate") in the City of Martinsville is currently zoned I-2 (Medium Industrial) and R-2 (Medium Density Residential);

WHEREAS, the City of Martinsville Advisory Plan Commission ("Plan Commission") held a public hearing on April 28, 2026 and certified to the Common Council of the City of Martinsville ("Council" or the "City Council") a favorable recommendation for rezoning the Real Estate to B-2 (Local Business) for the purposes of developing the Real Estate for a commercial business; and

WHEREAS, the Council desires to rezone the Real Estate as set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MARTINSVILLE, MORGAN COUNTY, INDIANA, THAT: (i) pursuant to Ind. Code§ 36-7-4-600 et seq., the Council adopts this ordinance to rezone the Real Estate from I-2 (Medium Industrial) and R-2 (Medium Density Residential) to B-2 (Local Business); and (ii) this Ordinance shall be in full force and effect from and after its adoption by the City Council.

Section 1. Applicability of Ordinance.

Section 1. 1. Development of the Real Estate shall be governed by the provisions of the ZSO.

Section 1.2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

Section 1.3. The Zoning Map will, under this ordinance, change the designation of the Real Estate from I-2 (Medium Industrial) and R-2 (Medium Density Residential) to B-2 (Local Business).

Section 1.4. The ZSO is hereby amended for the Real Estate in accordance with the provisions of this Ordinance..

Section 2. **Definitions.** Definitions and terms shall have the meanings set forth in the ZSO.

Section 3. **Procedures.** The adoption of this Ordinance and the subsequent development and/or redevelopment of the Real Estate shall be consistent and pursuant to the provisions of the ZSO.

Section 4. **Severability.** If any term, provision, or condition contained in this Ordinance shall, to any extent, be deemed invalid or unenforceable, the remainder of this Ordinance shall not be affected thereby, and each term, provision, or condition of this Ordinance shall be valid and enforceable to the fullest extent permitted by law.

Section 5. **Approval.** This Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Martinsville.

(The remainder of this page left intentionally blank.)

DULY PASSED AND ADOPTED this ____ day of _____, 2026, by the Common Council of the City of Martinsville, Morgan County, Indiana, having passed by a vote of ____ in favor and ____ opposed.

Name		Signature
Phil R. Deckard II, Member, District 5, President Pro Tempore	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jonathan Collier, District 1	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ben Mahan, Member, District 2	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Ferran, Member, District 3	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

Suzie Lipps, Member, District 4	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>		
Ann Miller, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>		
John Badger, XIV, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>		
ATTEST			
Name	Signature	Date	
Benjamin K. Merida, Clerk-Treasurer			
MAYOR ACTION			
Name		Signature	Date
Kenneth W. Costin, Mayor	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document. Kevin G. Buchheit, Krieg DeVault LLP

This instrument prepared by: Kevin G. Buchheit, Krieg DeVault LLP, 111 Congressional Boulevard, Suite 400, Carmel, IN 46032.

EXHIBIT A
LEGAL DESCRIPTION

That portion of the Southeast Quarter of the Southeast Quarter of Section 4, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana; also being a portion of Lot Number 3 in the For Bare Feet Minor Plat as per plat thereof recorded as Instrument Number 201902047 in the Office of the Recorder of said county; and based on a survey prepared by Brian L. Haggard, LS29800001, certified on February 23, 2026, revised February 27, 2026, under V3 Companies Project No. 251364, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 00 degrees 51 minutes 11 seconds West along the east line thereof 1100.76 feet; thence South 88 degrees 34 minutes 18 seconds West 918.51 feet to the intersection of the west line of Lot 4 in said Minor Plat with the easterly extension of the south line of the land of MacDonald as described in Instrument Number 2014018587 in said county records, said point being the POINT OF BEGINNING; thence continue South 88 degrees 34 minutes 18 seconds West 330.74 feet along said south line and its easterly extension; thence North 01 degree 25 minutes 42 seconds West 66.00 feet along the west line of said land; thence North 88 degrees 34 minutes 18 seconds East 16.80 feet along the north line of said land; thence North 01 degree 25 minutes 42 seconds West 8.23 feet to the southwest corner of said Lot 3; thence the following three (3) courses along the west and north lines of said Lot 3: 1) North 15 degrees 32 minutes 43 seconds East 82.25 feet to the beginning of a tangent curve to the right having a radius of 39.50 feet and a central angle of 69 degrees 47 minutes 25 seconds; 2) northeasterly along the arc of said curve 48.11 feet; 3) North 85 degrees 20 minutes 08 seconds East 251.48 feet to the southwest corner of a parcel of land described in Instrument Number 202114280 in said county records; thence North 78 degrees 05 minutes 20 seconds East along the south line thereof 5.31 feet to the common line between Lots 3 and 4 of the Minor Plat; thence South 00 degrees 52 minutes 05 seconds East 195.98 feet along said common line and the west line of Lot 4 to the POINT OF BEGINNING, containing 1.331 acres, more or less.

ORDINANCE 2026-1916

BEFORE THE COMMON COUNCIL OF MARTINSVILLE, INDIANA

UPON THE APPLICATION OF: **Todd and Tricia Price** for AN ORDINANCE REZONING

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Parcel #: 55-13-09-160-001.000-021

WHEREAS, a public hearing was held on April 28, 2026 at 7:00 PM, with notice given as required by law upon the application of Todd and Tricia Price requesting the rezoning of 0.47 acres, more or less, of the real estate located at 2009 Burton Ln, Martinsville, IN 46151, from B-1 to R-2, the legal description of which is specifically described above; and

WHEREAS, the Plan Commission recommended that the Common Council approve the requested rezoning; and

WHEREAS, at the public hearing held on April 28, 2026 at 7:00 PM, with notice given as required by law upon the application of Todd and Tricia Price for a re-plat of 0.47 acres, more or less, of the real estate located at April 28, 2026 at 7:00 PM, the legal description of which is specifically described above;; and

WHEREAS, the Plan Commission approved the re-plat of the 0.47 acres, more or less, from a larger parcel of land, the legal description of which is specifically described above; and

WHEREAS, pursuant to Indiana Code 36-7-3-12, the Petitioner made a valid application to the Martinsville Common Council and stated the circumstances of the request for rezoning, that Petitioner specifically described the parcel to be rezoned, and has given the names and

addresses of all owners of land that adjoins the property proposed to be rezoned, and all notices according to law were made; and

WHEREAS, the Martinsville Common Council, after diligent review of the matter pertaining to the rezoning, such review having occurred at the public hearing held on April 28, 2026 at 7:00 PM; and

WHEREAS, the Common Council now finds that it is in the best interest for the 0.47 acres, more or less of the real estate located at 2009 Burton Ln, Martinsville, IN 46151, the legal description of which is set forth above, be rezoned from B-1 to R-2;

THEREFORE, BE IT ORDAINED, that 0.47 acres, more or less of the real estate located at 2009 Burton Ln, Martinsville, IN 46151, more specifically described above, be rezoned from B-1 to R-2,

Dated this _____ day of May _____.

Name		Signature
Phil R. Deckard II, Member, District 5, President Pro Tempore	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jonathan Collier District 1	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ben Mahan, Member, District 2	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Ferran, Member, District 3	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Suzie Lipps, Member, District 4	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ann Miller, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
John Badger XIV, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST			
Name		Signature	Date
Ben Merida, Clerk-Treasurer			
MAYOR ACTION			
Name		Signature	Date
Kenneth W. Costin, Mayor	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

This instrument prepared by:
 Gabriel S. Britton, #29176-55
 Attorney at Law
 260 S Mulberry St.
 Martinsville, IN 46151
 (765) 349-9005 (Telephone)
 (765) 421-6008 (Fax)
 E-mail: Gabriel@centralindianaattorney.com



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer The Retreat at Mineral Springs, LP		County Morgan	
Address of Taxpayer (number and street, city, state, and ZIP code) 1 Indiana Square, Suite 3000, Indianapolis, IN 46204		DLGF Taxing District Number 030	
Name of Contact Person Derek Hammond	Telephone Number (317) 816-9300	Email Address dhammond@flico.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body City of Martinsville Common Council	Resolution Number 2019-574	Estimated Start Date (month, day, year) 12/01/2016	
Location of Property 110 W. Washington Street, Martinsville, IN 46151		Actual Start Date (month, day, year) 12/01/2016	
Description of Real Property Improvements Major rehabilitation of historical Martinsville Jail Parcel No. 55-09-33-393-010.001-021, into 5 units of senior affordable housing as part of a 3 parcel rehabilitation project.		Estimated Completion Date (month, day, year) 12/31/2017	
		Actual Completion Date (month, day, year) 4/13/2018	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees			
Salaries			
Number of Employees Retained			
Salaries			
Number of Additional Employees		1.5 for 3 properties	2 for 3 properties
Salaries		\$43,884 for 3 properties	\$94,080 for 3 properties
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$ Estimated cost of rehabilitation = \$730,264	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ Estimated cost of rehabilitation = \$730,264	\$	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$ Actual cost of rehabilitation = \$976,492	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$	\$ 2025 Assessed Value - \$244,000	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		0.00	0.00
Amount of Hazardous Waste Converted		0.00	0.00
Other Benefits:		0.00	0.00
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title Attorney at Law	Date Signed (month, day, year) April 30, 2026

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

20 <u>26</u> PAY 20 <u>27</u>
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer The Retreat at Mineral Springs, LP		County Morgan	
Address of Taxpayer (number and street, city, state, and ZIP code) 1 Indiana Square, Suite 3000, Indianapolis, IN 46204		DLGF Taxing District Number 030	
Name of Contact Person Derek Hammond	Telephone Number (317) 816-9300	Email Address dhammond@flico.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body City of Martinsville Common Council		Resolution Number 2019-574	Estimated Start Date (month, day, year) 12/01/2016
Location of Property 110 N. Main Street, Martinsville, IN 46151		Actual Start Date (month, day, year) 12/01/2016	
Description of Real Property Improvements Major rehabilitation of historical Kivett's building Parcel No. 55-09-33-389-013 000-021, into 15 units of senior affordable housing as part of a 3 parcel rehabilitation project.		Estimated Completion Date (month, day, year) 12/31/2017	Actual Completion Date (month, day, year) 4/13/2018
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees			
Salaries			
Number of Employees Retained			
Salaries			
Number of Additional Employees		1.5 for 3 properties	2 for 3 properties
Salaries		\$43,884 for 3 properties	\$94,080 for 3 properties
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project		\$	\$
Plus: Values of Proposed Project		\$ Estimated cost of rehabilitation = \$2,190,790	\$
Less: Values of Any Property Being Replaced		\$	\$
Net Values Upon Completion of Project		\$ Estimated cost of rehabilitation = \$2,190,790	\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project		\$	\$
Plus: Values of Proposed Project		\$ Actual cost of rehabilitation = \$2,929,477	\$
Less: Values of Any Property Being Replaced		\$	\$
Net Values Upon Completion of Project		\$	\$ 2025 Assessed Value - \$732,100
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		0.00	0.00
Amount of Hazardous Waste Converted		0.00	0.00
Other Benefits:		0.00	0.00
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title Attorney at Law	Date Signed (month, day, year) April 30, 2026

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51786 (R8 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
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Address of Taxpayer (number and street, city, state, and ZIP code) 1 Indiana Square, Suite 3000, Indianapolis, IN 46204		DLGF Taxing District Number 030	
Name of Contact Person Derek Hammond	Telephone Number (317) 816-9300	Email Address dhammond@flico.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body City of Martinsville Common Council		Resolution Number 2019-574	Estimated Start Date (month, day, year) 12/01/2016
Location of Property 265 W. Harrison Street, Martinsville, IN 46151		Actual Start Date (month, day, year) 12/01/2016	
Description of Real Property Improvements <small>Major rehabilitation of historical Martinsville Sanitarium Parcel No. 55-09-33-381-001.001-021, into 18 units of senior affordable housing as part of a 3 parcel rehabilitation project.</small>		Estimated Completion Date (month, day, year) 12/31/2017	
		Actual Completion Date (month, day, year) 4/13/2018	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees			
Salaries			
Number of Employees Retained			
Salaries			
Number of Additional Employees		1.5 for 3 properties	2 for 3 properties
Salaries		\$43,884 for 3 properties	\$94,080 for 3 properties
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$ Estimated cost of rehabilitation = \$2,628,948	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ Estimated cost of rehabilitation = \$2,628,948	\$	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$ Actual cost of rehabilitation = \$3,515,372	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$	\$ 2025 Assessed Value - \$1,116,180	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		0.00	0.00
Amount of Hazardous Waste Converted		0.00	0.00
Other Benefits:		0.00	0.00
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title Attorney at Law	Date Signed (month, day, year) April 30, 2026

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

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Attested By		Designating Body	
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HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
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You are here: [Trial Rules](#) > IX. Trial Courts and Clerks > 74. Recording Proceedings; Transcripts; Audio Recordings

INDIANA RULES OF TRIAL PROCEDURE

Rule 74. Recording Proceedings; Transcripts; Audio Recordings

Effective January 1, 2024

(A) The judge of each circuit, superior, probate, city, town, and Marion County Small Claims court shall arrange for the audio recording of all hearings and trials in all case types. The recording shall include all oral evidence and testimony, including both questions and answers, all rulings of the judge in respect to the admission and rejection of evidence and objections thereto, and any other oral matters occurring during the hearing.

(B) The recording device or the computer aided transcription equipment shall be selected and approved by the court and may be placed under the supervision and operation of the official court reporter or such other person as may be designated by the court. Shorthand or stenography is permitted so long as the audio recording requirement of section (A) is met.

(C) A party shall request a transcript for appeal by a Notice of Appeal complying with the Indiana Rules of Appellate Procedure. Any party requesting a transcript for any other purpose shall file a written request for transcript, specifically setting out the matter to be transcribed. The court reporter or a designee shall produce the transcript in accordance with Indiana statutes, the Indiana Office of Court Services' Court Reporter Handbook, and Indiana Rules on Access to Court Records.

(D) A party may request an audio recording of matters occurring during a hearing or trial by filing a written request. The court reporter or a designee shall produce a copy of the audio in accordance with Indiana statutes, the Indiana Office of Court Services' Court Reporter Handbook, and Indiana Rules on Access to Court Records.

(E) The powers, duties, and salaries of court reporters shall be as provided in Indiana Code 33-41.

Version History

Effective	Obsolete	Amended
current	-	-
11-10-1988	01-01-2024	03-27-2023

The version history for the Indiana Rules of Trial Procedure goes back only to July 1, 2023. Earlier versions can be obtained from one of the many publishers of the Indiana Rules of Court.

FTR Recording Subscription + Hardware

Date: 4/7/2026

Prepared For: Martinsville City Court
Prepared By: Christy Walchle 317-966-0709

Qty	Description	Unit Price	Extended
1	FTR Version 7.5 Reporter - Annual SaaS Subscription - \$2200.00 (Requires 3 year term) Subscription includes automatic upgrades to new versions. FTR Reporter includes 12 individual channels of recording. Options available for the Record Exchange (Transcripts), Speech to Text, FOIA (Audio) Request Portal	\$2,200.00	\$2,200.00
0	Shure Microphones with Integrated base	\$504.00	\$0.00
0	FTR Cloud Storage (Annual Subscription - unlimited cloud storage)	\$1,860.00	
1	Digital Processor/Mixer) 8 XLR Inputs. Allows eight XLR microphones to be connected. Includes an output for optional P/A system	\$1,699.00	\$1,699.00
0	FTR Justice Cloud Recording Subscription + Speech to Text Real Time + Unlimited Cloud Storage (Subscription - Invoiced Annually) + FTR HelpDesk Support	\$9,995.00	\$0.00
1	- Onsite visits from WSI tech if needed \$180 per hour Installation	\$935.76	\$935.76
		Total	\$4,834.76

Terms and Conditions

- A Customer to provide PC that meets or exceed FTR specs
- B DELIVERY: Please allow estimated 60 days from date of written purchase order (or date of first payment when applicable) for delivery.
- C Warranty on the equipment will start after installation is complete, or 90 days after acknowledgement from customer to order equipment and/or licenses via 50% deposit or special request, whichever is earliest.
- D Custom equipment orders may not be returned. Stock merchandise and accessories may be returned if in the original packaging provided a restocking fee of not less than twenty-five percent (25%) or such greater restocking fee as determined by WSI's supplier is
- E Payment terms: Net 30 Days
- F This price list together with all of its Exhibit and license terms and conditions from the software manufacturer, which are hereby incorporated by reference, constitutes the entire agreement with respect to its subject matter. No inconsistent or additional terms submitted by Customer in any purchase order or similar document will be binding on WSI.
- G QUOTATION IS VALID FOR 90 DAYS

Approved By _____

Title _____

ESTIMATE

Ferguson Sound & Lighting LLC
290 N Sycamore St
Martinsville, IN 46151-1523

soundman37@gmail.com
+1 (765) 913-8139

Bill to

Amy Baker(Martinsville City Court)

Estimate details

Estimate no.: 1003

Estimate date: 05/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		City Court Sound System	Setup output channels for recording system.	1	\$300.00	\$300.00
					Total	\$300.00

Accepted date

Accepted by