

REGULAR MEETING OF THE BEN DAVIS CONSERVANCY DISTRICT

Pursuant to Notice, Fred Buckingham, Chairman, called the meeting to order at 9:20 a.m. on December 09, 2021. Those in attendance: Fred Buckingham, Chairman; Beverly Matthews, Vice Chair; Jeff Wood, Director; Dee Revnyak and Jim Frazell of Triad Associates; Steven Brock, CPA/MBA of Therber Brock LLC; Jennifer Hess of Hess Hess & Donnelson, LLP, Counsel for the District. Those in attendance via Zoom meeting, John Thurman, Corey Foster, Maintenance Supervisors for the Ben Davis Conservancy District ("BDCD"); and Angela Wirth, Finance Secretary for the BDCD. Micah Sarabyn, Administrative Assistant/Project Coordinator was working remotely but also attended via Zoom Freeholder, Chrissy Hayes, was also in attendance.

Mr. Buckingham opened the meeting with the maintenance report. Maintenance staff, Corey Foster, updated the Board regarding Eco-Infrastructure and work completed on Exeter near the Tibbs Drive-in and Corey has updated the District Map in order to help cut back on charges for locates and re-entry's for locates from 811. Mr. Foster was also working with Brandon Cook of Silversmith regarding what Mr. Foster believed to be a glitch in the Silversmith Program with the layers that seemed to have disappeared...Mr. Foster was concerned all data had been lost that he and Mr. Thurman had already entered. Mr. Foster also reported that John Thurman could not locate Manhole 915B but that Mr. Foster was looking into the matter. Work being conducted by the City of Indianapolis on the Westbrook bridge was still being completed.

Mr. Buckingham asked Steve Brock to discuss the finances and how the Bond process is coming along. Mr. Brock mentioned that due to the updated timeline with regards to the construction permit delay, the District was 30-45 days past the original due date and depending on the cost of materials and delays, Mr. Brock felt cost figures should still be where he has projected. Mr. Brock reviewed the financials and mentioned the property taxes would be received by the Marion County Treasurer later this month.

Ms. Revnyak updated the Board with her version of an active timesheet for the maintenance men to use during the week for better time management. Both men appear to be becoming proficient in the Silversmith program and are providing higher quality work and better descriptions now that the District is divided into two sections for maintenance purposes. Both men need to work on taking photos documenting all work, problems, concerns and get comfortable learning to ask questions.

Mr. Buckingham mentioned a man that he had met who was interested and extremely motivated to learn more about the newly created maintenance position. The Board discussed how he would fit in and agreed to meet with him for an interview. His name is Adam Simpson.

Ms. Revnyak discussed the Property Tax Exemption, and explained that since the District is a political sub-division, an exemption for the newly purchased land needs to be filed with the county so the

District would not have to pay future taxes for 900 S. Tibbs Avenue. Ms. Revnyak and Ms. Hess will make sure the proper paperwork is submitted for the District.

Ms. Revnyak provided updates on the resubmission of the IDEM construction permit and the length of time expected before receiving an answer from the state for the District to proceed. Triad is still hopeful for the bids to open in January of 2022. Permits still awaiting processing are the Zoning Permit and the Drainage and Erosion Control. The Railroad permit will be issued as soon as the permit fee is paid which will be done once the construction permit is issued. Ms. Revnyak has started compiling easement forms with legal descriptions and exhibits for Rollings, R& D Rentals, Perez, Fortune Enterprise and CSX. Ms. Revnyak and Ms. Sarabyn still have the airport properties and reassessments on hold until after the first of the year.

Ms. Revnyak drove by the new property and felt as if Randy Denny and company had placed more items (materials) on the unleased portion of the site and were not moving it out or around to the area designated in the lease and purchase agreements. Ms. Hess will observe and put together a letter notifying him that he is delinquent in the removal of the materials to the designated leased portion. Ms. Revnyak mentioned Triad had a drone and could take photos.

Ms. Revnyak reminded the Board Triad was buying lunch for the annual meeting and a menu had been sent for meal selection.

Ms. Sarabyn updated the Board with her collections of the Contract and Exceptional Benefit customers in the amount of \$15,851.20 for the month of November. Ms. Sarabyn has been instrumental in training and working alongside Yolanda (the new billing clerk for the District) on the Boyce billing program and Ms. Sarabyn and Ms. Wirth have been working together to get things done in all areas. Ragan from Boyce came to the District on the 29th of November to train and retrain Ms. Sarabyn with Utility. Ms. Sarabyn submitted her annual bill to Seeds Hope and she is currently working with Eric Haenlein from Inliner for the final year end work to be completed on the District Sewer System. The contract for the work needs to be reviewed by the Board attorney since there are several items in the agreement that are concerning from a liability standpoint.

Ms. Wirth balanced the October financials and provided the Board with information received from Assured Partners regarding a refund following the audit review in the amount of \$790.00. Team Logic and Boyce Keystone were still working on matters between the new server and the programs to work smoothly and back up properly.

Ms. Wirth met with Michal Bowman of McGowan insurance to review the current policies and to review the healthcare and dental policies set to renew in December of 2021

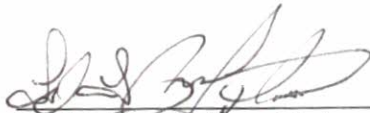
November Financials:

Beginning Checking balance 11/01/2021	\$ 734,090.17
Beginning Savings balance 11/01/2021	\$1,000,162.98

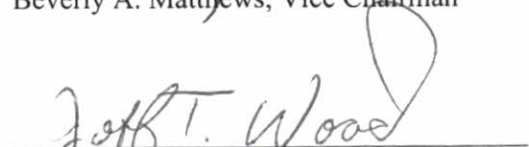
Income 11/01/2021 to 11/30/2021	\$ 123,213.17
Claims 11/10/2021 to 11/13/2021	\$ 99,648.78
Outstanding Claims thru 11/30/2021	\$ 23,155.02
Ending Checking & Savings 11/30/2021	\$1,734,253.15


The Board Minutes were reviewed and signed from the November Board Meeting.

The need for comcast to install broadband at the 629 building was brought up as an immediate need due to the poor reception of the Zoom meeting. The next board meeting on the docket is the Annual Board Meeting scheduled for Wednesday, December 29, 2021. There being no further business to come before the Board at this time, Mr. Buckingham, Chairman, and Mr. Jeff Wood, Director, motioned to adjourn. The meeting adjourned at 11:20 a.m.


Fred F. Buckingham, Chairman


Beverly A. Matthews, Vice Chairman


Jeff T. Wood, Director

ATTEST: 
Angela Wirth, Secretary