

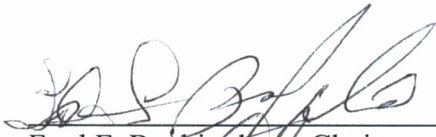
## BOARD MEETING

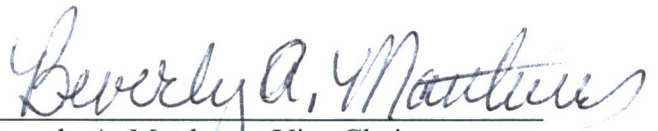
### Executive Session

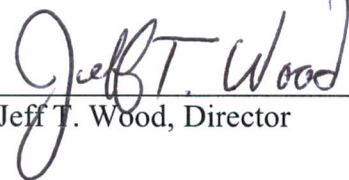
Pursuant to notice by publication, the Executive Session of the Board Meeting of the Ben Davis Conservancy District ("District") was held on Thursday, June 8, 2023, at the Board Meeting Room at the District Office, located at 703 S. Tibbs Avenue, Indianapolis, Indiana.

The meeting was called to order at 9:10 a.m. by Mr. Fred Buckingham, Chairman. Mr. Buckingham opened the meeting. Issues discussed focused on activities and methods that could be used to increase the District's visibility with regards to local and State legislative actions.

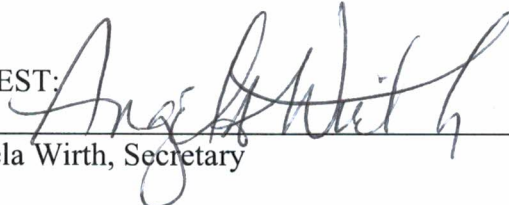
The Executive Session of the Board Meeting was adjourned at 9:45 a.m.

  
Fred F. Buckingham, Chairman

  
Beverly A. Matthews, Vice Chairman

  
Jeff T. Wood, Director

ATTEST:

  
Angela Wirth, Secretary

## Ben Davis Conservancy District Board Meeting

Pursuant to notice by publication, the Board Meeting of the Ben Davis Conservancy District ("District") was held on Thursday, June 8, 2023, at the Board Meeting Room at the District Office, located at 703 S. Tibbs Avenue, Indianapolis, Indiana. Those in attendance: Mr. Fred Buckingham, Chairman; Ms. Beverly Matthews, Vice Chair; Mr. Jeff Wood, Director; Ms. Jennifer Hess, Counsel for the District; Ms. Micah Sarabyn, Project Coordinator; Ms. Angela Wirth, Secretary/Finance Officer; Ms. Dee Revnyak and Mr. Darin Garrett of Triad Associates, Inc., Mr. Corey Foster, & Mr. John Thurman, Maintenance Department. Also in attendance were Ms. Christy Hayes, & Mr. Greg Broz.

Mr. Buckingham called the regular board meeting to order at 9:50 a.m.

Ms. Revnyak introduced Mr. Darin Garrett, Project Manager with Triad Associates, Inc., to the Board and Ms. Revnyak explained Darin would be working with the District staff on the Televising and Rehabilitation projects. Mr. Garrett then left the meeting.

Mr. Buckingham called upon the maintenance department for the monthly report. Mr. Foster informed the Board the Neeld Ditch Interceptor cleaning project was completed by Commercial Sewer and that Mr. Thurman was now out with ART and inspecting the manhole lining project. Mr. Foster noted that he and Mr. Thurman continue to monitor and upkeep the 900 S. Tibbs lot. Both maintenance men are continuing to mark locates requested by Indiana 811. This information is being put on the District's maintenance program, Silversmith. Mr. Buckingham inquired if the work for Garland Whaley was complete, and Mr. Whaley was satisfied; Mr. Foster and Ms. Sarabyn stated the work had been completed and Mr. Whaley was pleased with the work.

Mr. Buckingham announced that Ms. Sarabyn had been named the new Project Manager.

Ms. Revnyak stated the NPDES Permit still has not been approved since IDEM's financial review is still in process. A response to IDEM's last letter was prepared and sent to IDEM at the end of May but no response has been received. A follow up email will be sent. to IDEM.

Ms. Revnyak informed the Board that Ms. Sarabyn had advertised for bids for the cleaning and televising project. Mrs. Wirth noted that the request for bids was placed in the Indianapolis Star Newspaper, and she had the publisher's affidavit in her possession. Bid packets were sent to ten contractors, three of whom submitted a bid for the work. Ms. Sarabyn

presented a bid tab which showed that Commercial Sewer Cleaning was the lowest responsive and responsible bidder and recommended them for the award. Ms. Hess asked the Board for a motion to award the contract for the cleaning and televising project to Commercial Sewer Cleaning, Inc. Ms. Matthews motioned for approval; Mr. Wood seconded the motion and Mr. Buckingham approved the motion. Ms. Sarabyn noted that heavy periods of rain could delay the project.

Ms. Revnyak informed the Board there will be a “pre-construction” meeting to go over the expectations and ensure all requirements will be met for the televising. The video tapes will be reviewed to confirm they are of a quality that the District will accept.

Ms. Revnyak stated that she has been working with Ms. Hess who had been in contact with Fortune Enterprise who owns one of the remaining easements the District is attempting to obtain. As requested by the Board, Ms. Hess had offered the owner \$2,000.00, which he declined. Ms. Hess will go back to the owner with a counteroffer and asked the Board what amount would be acceptable for a counteroffer. It was suggested by the Board that an offer of \$2,500.00 plus back taxes be paid for a total of \$4,771.00. Ms. Matthews motioned to approve, Mr. Wood seconded, and Mr. Buckingham approved the counteroffer.

Ms. Revnyak stated she had reached out to an adjacent property owner regarding a sale to the District. She will continue to follow up with him. In the event he wants to sell, two appraisals would need to be obtained to determine the maximum that could be offered.

Ms. Revnyak asked the board for consideration to allow Mr. Randy Denny the option to lease the back portion of the Tibbs avenue site which was not being used for the plant. A monthly amount was agreed upon to present to the prospective lessee. It was also suggested that a (3) month lease be pursued. Ms. Hess asked for a motion to approve leasing the property to Mr. Denny, and Ms. Matthews motioned first, Mr. Wood seconded, and Mr. Buckingham approved.

Ms. Hess stated the Airport was still questioning the legitimacy of the amount owed to the District for past Ad Valorem taxes. The Board asked Ms. Hess to request an update and notice that that the District will initiate legal action in the next 30 days for unpaid amounts.


Ms. Hess also mentioned that Ms. Wirth had provided her with updated information from the Alliance Spring Conference and Carson Law regarding Board and Executive Meetings, i.e., Open Door Laws and agenda changes for regular and executive meetings.

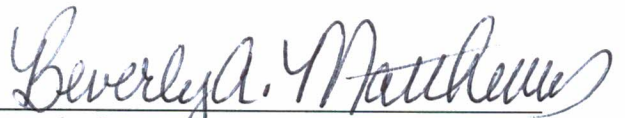


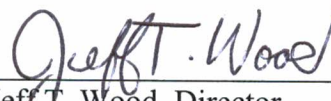
Ms. Sarabyn collected \$41,683.83 for May. A total of 380 Pre-Lien Letters were sent out and 188 Liens were actually filed. The manhole lining projects should be completed by ART this week. The Norfolk and Manhattan sewer replacement project was completed by Carlisle Plumbing. The Neeld Ditch interceptor cleaning was completed on the 23<sup>rd</sup> of May. Ms. Sarabyn created a letter to go out with the billing in both English and Spanish. Ms. Wirth and Ms. Sarabyn met with Commercial Sewer Cleaning to discuss contracting with them to respond to weekend emergencies. Ms. Sarabyn and Ms. Wirth will be meeting with US Hydrovac following the Board Meeting today. Ms. Sarabyn, Ms. Revnyak and Mr. Garrett met previously to open, read, and discuss the bids received for the cleaning and televising project. It was suggested that Ms. Sarabyn be enrolled in the “confined space” certification program that the maintenance staff is certified in. Ms. Sarabyn was promoted to Project Manager and will now be responsible for managing and overseeing all maintenance activities and project work proposed by the District.

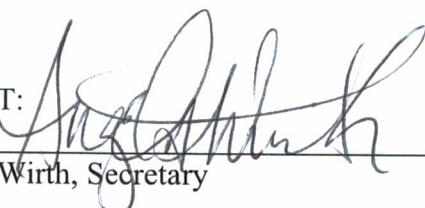
Ms. Wirth completed the Bank Statement reconciliation for May as well as the monthly state and county payments for all employees and the Board. Ms. Wirth worked with Ms. Revnyak to revise the Superintendent Posting and those have been placed on the Alliance and IWEA Job Boards and IWEA Job Boards. Ms. Wirth entered all receipts for May and worked with Govolocity in sent letters out to Nicholas & Joshua Wright, Ownnez Asset Management, Corey Cordrey and Jason Absten regarding move ins, move outs, transfer of ownership and welcome packets. Ms. Wirth worked with Mr. Brock earlier in the week to complete the “Pre-Budget” 2024 worksheet due by June 30, 2023. Ms. Wirth worked with Mr. Brock and JP Morgan Chase to get all the wire information regarding the 2,5000,000.00 Collection Systems Improvements Bond set up and into place before closing on the bonds. Ms. Wirth, Ms. Sarabyn, Mr. Thurman, and Mr. Foster met with Brandon Cook to ensure the new tablet was set up and ready to be used exclusively for GPS work as well as having Adam’s old tablet utilized exclusively for GPS. The Public Notices went into the Indy Star for the Cleaning and Televising Project which was advertised on May 24th & 31st respectively. Ms. Wirth and Ms. Sarabyn are still working with Govolocity regarding the new payment system and reports.

The next board meeting is set for July 13, 2023, 9:00 a.m. at the District Office Board Room. There being no further business to come before the Board at this time, Mr. Buckingham, Chairman, motioned to adjourned at 12:00 p.m.

  
Fred F. Buckingham, Chairman

  
Beverly A. Matthews, Vice Chairman

  
Jeff T. Wood, Director

ATTEST:   
Angela Wirth, Secretary