

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, October 12, 2023, in 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; Mr. Steve Brock of Therber Brock LLC, Financial Advisor; Ms. Micah Sarabyn, Project Manager; Ms. Angela Wirth, Secretary/Finance Officer; Ms. Dee Revnyak and Mr. Lou Savka of Triad Associates Engineering, Engineers for the District; Mr. Corey Foster and Mr. John Thurman, Maintenance Supervisors for the District. Also in attendance; Ms. Audrey Strecke and Ms. Christy Hayes, Freeholders.

Mr. Buckingham called the regular Board Meeting to order at 9:05 a.m..

Mr. Buckingham called upon the Maintenance Department for the monthly report. Mr. Thurman went to investigate a reported sighting of work being performed on the sewers in the area of Foltz, Ray and Oliver. Mr. Thurman investigated the situation and confirmed it was Commercial Sewer Cleaning (CSC) who is performing work for the District. Mr. Foster informed the Board the District is still working with Commercial Sewer who is currently conducting cleaning and televising of the sewers in the District. He also noted that they are meeting with Triad Associates and Commercial Sewer on Friday, Oct 13, 2023 to discuss the project progress and completion date. Mr. Foster shared a concern about a sewer repair that needed to be done on Westbrook. Ms Revnyak added that the televising showed that a sewer break occurred in the same place that the City conducted a bridge repair approximately a year ago. She will provide the information to the Board Attorney to see if there is a possible claim. CSC has completed cleaning and televising approximately 24,729 LF. Ageion/Insituform will begin work on a lining project on September 25, 2023. ART has not started on the manhole lining project but it is anticipated that work will begin soon. Ms. Sarabyn is following up with Derrick Short. Ms. Foster also noted that he and Mr. Thurman are field verifying some areas so the truck books could be updated and printed.

Ms. Revnyak updated the Board on the purchase of a parcel owned by Fortune Enterprises LLC. The preliminary title work revealed that the property was recently sold to the City in a tax sale. Ms. Revnyak provided a copy of the recorded deed from the Marion County Assessor's office and a copy of the invoice for the title search made through Chicago Title

Company, LLC. Ms. Hess and Ms. Revnyak are going to see if the parcel can be purchased from the City. Ms. Revnyak and Mr. Savka shared their concerns about the progress of the BDCD Sewer Collection System Project and the timeline needed to close a loan through the SRF program. Mr. Savka, and Ms. Revnyak reached out to Mr. Brock to see if the timeline could be adjusted so that the rehab project could be scoped and bid within the needed timeframe required by the State. A tentative date of February 28, 2024 has been set for the loan closing. Mr. Brock will discuss this with the State and confirm the date is acceptable to them.

Ms. Revnyak reminded the Board that the meeting scheduled with Ms. Hess and other representatives from the District and the Airport authority needed to be rescheduled. Ms. Hess will follow up and reschedule the meeting.

Ms. Revnyak stated she is working on updates to the truck books and these should be completed within a week or two. The maps were updated so they are consistent with the Silversmith maps.

Ms. Revnyak closed with a discussion on the draft letter that was prepared in response to IDEM's financial review.

Mr. Brock presented the Financial Status to the Board for the month of September. The monthly user fee is currently \$40.00 and the proposed 2024 user fee is to remain the same. He also discussed the current tax rate and what the 2024 rate may be, in addition to the 2023 current annual budget and the proposed 2024 budget. The 2024 budget was adopted at this board meeting and will be submitted to the Indiana Gateway.

Mr. Brock went over the \$2,5000,000 Bond Issuance and the BAN payoff numbers. He also noted what the annual debt service will average on this bond between January of 2024 and ending in January of 2048.

Mr. Brock discussed the Collection System Project Status and his intention to work with Triad and the SRF and have the loan closed on or before March 1st if all things fall into place.

Mr. Brock went over the cash balances as of Sept 30, 2023 and noted that the Accounts Receivable 30/60/90 day balances were the best he had seen so far.

Mr. Brock informed the Board that the District will not need to raise rates for the 2024 calendar year for the monthly Sewer User Fee and also indicated that the District Ad Valorem Tax rate should also decrease. The tax is based on property value assessments so the District will not know what that is until the year end.

Ms. Hess discussed the temporary lease of the 900 S Tibbs property. Ms. Hess will reach out to the tenant about the monthly rental increase.

Ms. Hess stated she will reconnect with Attorney Alan Hux and Jonathan Weinzapfel, General Counsel for the Airport Authority, regarding the outstanding monies due the District and to reschedule the September 28 IAA meeting which had to be cancelled due to her illness.

Ms. Sarabyn collected \$21,602.79 for September. Office staff mailed 312 Lien Notification letters from filings taken to the recorder's office Sept. 1, 2023. Ms. Sarabyn reached out for quotes for replacements on eight (8) segments needing work. Ms. Sarabyn created change orders for Insituform, Inliner, Commercial Sewer. Ms. Sarabyn, Mr. Thurman, and Mr. Foster have been working with Triad Associates to review the televising videos. The District selected Insituform for the Lining Project. A Change Order will be issued to add additional segments that were identified through the televising. Ms. Sarabyn and Mr. Thurman went to the "Pre-Construction" meeting that was held downtown at the City County Bldg. for the Biltmore Gardens Storm Project. Ms. Sarabyn received word from the EAP program that assists those who have a financial hardship, but noted that the distribution will be slightly different from last year. Ms. Wirth and Ms. Sarabyn went to the Boyce Amplify Live event for fund program training on September 27, 2023.

Reconciliation of the Bank Statement was completed for September. Reports were completed and sent to Steve as well as filed for state & county taxes along with quarterly workforce development and 941 reports submitted in October. Ms. Wirth is in the process of obtaining Right of Way Permits for the maintenance trucks and the jet truck. The District has to obtain stickers for the vehicles at a cost of \$477.00 per sticker.

The 2024 Budget, Rate, and Salary Resolutions were presented for comment at the October 2, 2023 Public Hearing. After considering the comments and concerns of the public, the Board adopted the Rate and Salary Resolutions at the October 2, 2023 Public Hearing.


At today's Board Meeting, Mrs. Matthews made a motion to adopt the 2024 Budget Resolution. Mr. Woods seconded the motion. Mr. Buckingham was also in agreement. Motion passed. The 2024 Budget Resolution was adopted. The 2024 Budget Resolution will be immediately submitted to the Indiana Gateway.

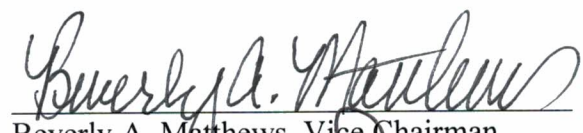
Ms. Wirth completed the minutes from the Public Hearing held on October 2, 2023. Ms. Wirth and Ms. Sarabyn worked with Ryan to update the BDCD website with information

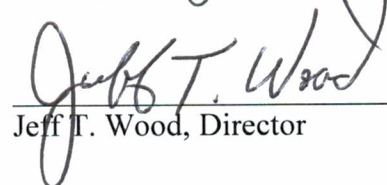
regarding the Public Hearing, and new payment options available to residents and businesses. Ms. Wirth put together several letters for residents regarding property transfers and billing. Ms. Wirth is beginning to pull 2022 Disbursements and verify records for Audit purposes. Ms. Wirth worked with Ms. Sarabyn to ensure CSC vouchers were completed properly, billed to the District correctly and paid out. Ms. Wirth took care of reaching out to the Wayne Township Trustee regarding two payments the district was waiting for a resident. Ms. Wirth also notified McGowan Insurance of a Wayne Township bus that sideswiped the front bumper of the District's truck. The accident was determined to be the bus drivers fault and the transportation superintendent will work with Ms. Wirth and Liberty Mutual for the repair. Ms. Wirth and Ms. Baker entered receipts for September. Ms. Wirth worked with Joe and Cierrelo plumbing to eliminate the sewer odor in the office. The shower was capped off and an open pipe in the crawl space will be taped off.

Mr. Buckingham was presented with a change order to sign from Ms. Sarabyn from Inliner to complete work for the District on Waldemer where a collapse had been located. Ms. Matthews made a motion to approve the September 2023 Minutes and the October 2, 2023 Public Hearing Minutes. Mr. Buckingham approved. Motion passed.

The next Board Meeting is set for November 9, at 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 10:40 a.m. Meeting adjourned.


Fred F. Buckingham, Chairman


Beverly A. Matthews, Vice Chairman


Jeff T. Wood, Director

ATTEST:


Angela Wirth, Secretary