

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, December 14, 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, and Mr. Ryan Heathco, Communications for the District. Also in attendance; and Ms. Christy Hayes, Freeholder, Mr. Greg Broz, Freeholder.

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. Foster gave the maintenance report. He noted that the Waldemere project has started and all scheduled manhole repairs have been completed. He noted that Triad Engineering and Ms. Revnyak provided updated truck book maps. The flow meter received a new sensor and has been recalibrated.

Mr. Foster noted that the Biltmore Gardens project will soon commence. He and Mr. Thurman will supervise this project and the Waldemere project to ensure that the assets of the District are protected during ongoing work. This should start around December 20th through the 22nd. Calumet has two crews working and soon will have five. If they hit a lateral while performing work, Mr. Foster and Mr. Thurman will ensure that the same is timely repaired and corrected. Mr. Foster noted that he and Mr. Thurman also ensure that all laterals are hooked up to the sewer mains and that no laterals are abandoned.

Ms. Revnyak provided an update from Triad Associates, Engineering. She noted that Insituform has been unresponsive. The maintenance team will need to do a fulltime inspection on Waldamere. Mr. Salka is available to assist. Ms. Sarabyn will direct that door knockers are hung by the maintenance team for potential street closing. Road closures are inevitable. This should not impact the holidays as there will be no work performed on weekends or holidays. Once cleaning and televising are complete, the District will verify that all of the project has been completed and the five percent (5%) retainage will be released.

With respect to the relining project, Mr. Savka has uploaded the Quest bid site. There is already action on this. There is 87,773 feet of lining that needs to be completed for this project. The proposal was several pages. Bids due January 10th, 2024 by 2:00pm. There is approximately 16 miles or 30% of the system that is getting relined to improve the efficiency of the system.

Ms. Revnyak will get to Ms. Hess a legal description for properties that are anticipated to be annexed into the District.

Mr. Savka presented a services agreement from Triad for Board approval. Mr. Wood made a motion to approve and execute the agreement. Mrs. Matthews seconded the motion. Mr. Buckingham was also in agreement. Motion passed.

Ms. Hess provided a legal update. She is still in talks with the City of Indianapolis DPW regarding the former Fortune Property that is contiguous with the District Boundaries. She is trying to set up an informational meeting with Mr. Alan Hux and Mr. Jonathan Weinzapfel regarding the airport properties. Ms. Hess and Mr. Fox met with Senator Mike Young regarding the status of the District.

Ms. Wirth, provided a financial update from Mr. Brock for the month end November of 2023. Ms. Wirth noted that billing rates for 2024 were staying the same at \$40 per EDU and the ad valorem tax rate should decrease. The Annual Budget for 2023 was \$3,745,503 and the 2024 Annual Budget has been approved for \$3,861,150. The \$2,500,000.00 bond issuance closed on June 15 2023 and is being used to pay the \$1,025,448.89 land bond and interest as well as the Biltmore Gardens projects and District Televising. Mr. Brock is working diligently on the documents for the SRF funds and anticipates closing from the SRF on or before March 5, 2024 with due diligence completed by February 6, 2024. He is anticipating a 2.5% fixed rate (rates will be finalized in January 2024). Ms. Wirth shared information about Trust Indiana which is a state operating investment fund for political subdivisions and is currently paying 5% to invest. Ms. Wirth and Ms. Sarabyn are working on the completion of documents and applications for the TREKS system and the use of Trust Indiana.

Ms. Sarabyn presented her report to the Board. Ms. Sarabyn collected \$27,076.98 for November. Ms. Sarabyn re-created the Credit Invoice for Bluegrass to send out the District's bills. Ms. Sarabyn informed the board that Seeds of Hope had made their 4th payment to the

District and their last payment will be in December of 2024. The Habitat for Humanity homes have been connected to the Main and added to the billing system.

In October, while televising, Mr. Thurman noticed the flows from The Home City Ice Company were extreme. Mr. Thurman spoke to Ms. Sarabyn about the EDUs being charged. With the help of Ms. Revnyak, the District learned the company had three (3) wells (2 of which are functioning wells). Based off the well records, the District increased Home City Ice from one (1) EDU to twenty-two (22) EDUs (at a discounted rate) considering that they use approximately 80% of the water in the production of ice (so the same does not flow into the sanitary sewer system). This will be effective beginning with the January 2024 bill. Mrs. Sarabyn noted West Wilkens Street is in need of an emergency repair. Mrs. Matthews made a motion to accept West Wilkens Street for an emergency repair. Mr. Wood seconded the motion and Mr. Buckingham approved. Motion passed. The scope of work was sent to ten (10) contractors and hoping for quotes on Wednesdays. Bullfrog Mobile Home Park is being sold. There is a \$16k outstanding balance. This must be paid prior to closing. Ms. Sarabyn will work on this.


Ms. Wirth Provided Financial Statements and provided documentation for Reconciliation of (3) Bank Statements completed for November. Ms. Wirth worked on 2023 Election notices and ballots for Area I. Public notices were placed in the Indy Star per conservancy election statute. Ms. Sarabyn and Ms. Wirth discussed ways to simplify the voting process through use of the Certified Parcel Books and the Election Clerks. Ms. Sarabyn worked out a simple way for the election clerks to verify freeholders as they come in to vote. Ms. Wirth and Ms. Baker entered receipts for November. Ms. Wirth and Ms. Sarabyn went to the All Units meeting at the City-County Building on November 30, 2023 to review the cyber security concerns from the county and state in addition to reviewing matters with the Marion County Treasurer's Office and Marion County Assessor's Office. There was also information on engaging financial institutions that are purposed in aiding municipalities to get better returns and lower fees to benefit the municipalities. Ms. Wirth has been working with Chase and Mr. James Compton of Hydro, Inc. who will be doing the Waldemere Project to set up ACH and or wire payments as this is the only way he will accept payments. This was brought to the attention of the District after he signed the contract and met with Darrin, Ms. Reynyak, and Ms. Sarabyn.

Ms. Wirth worked on reviewing the 2024 Healthcare & Ancillary Plan for the employees and set up a meeting with staff to understand the best use of their respective plans. Mr. Brock and Ms. Wirth worked on the transfer or appropriations for the year end meeting on the 29th and Ms. Wirth is preparing to complete State Board of Accounts end of year requirements.

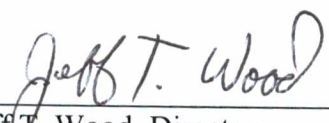
Mr. Heathco gave an update regarding social media engagement. Mr. Heathco informed the Board that he was working with Ms. Sarabyn and Ms. Wirth on updating the website with the new year meetings, updates on project completion and running some advertising to inform the residents about the District. Mr. Heathco is still working with Ms. Sarabyn on the on-line Permit process for the website and has converted several documents on the website into Spanish and English versions. Mr. Heathco will also attempt to put an "end of year" report regarding social media and engagement.

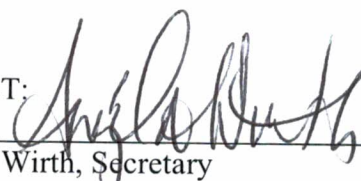
Mr. Wood made a motion to approve the November 2023 Minutes. Mrs. Matthews seconded the motion. Mr. Buckingham approved. Motion passed.

The next Board Meeting is the annual meeting with is set for December 29, 2023, 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 10:45 a.m. Meeting adjourned.


Fred F. Buckingham, Chairman


Beverly A. Matthews, Vice Chairman


Jeff T. Wood, Director

ATTEST: 
Angela Wirth, Secretary