

## REGULAR MEETING

Pursuant to notice, Fred Buckingham, Chairman, called the meeting to order at 9:15 a.m., March 13, 2025. Those in attendance: Fred Buckingham, Chairman; Ryan Heathco, Director; Beverly Matthews, Vice Chairman; Micah Sarabyn, Project Manager; Lou Savka, Darrin Garrett, of VS Engineering; formerly Triad Associates; Angela Wirth, Secretary Finance Officer; Jennifer Hess, Council for the District; Steve Brock, Therber Brock & Associates, LLC; John Thurman and Brandon Cook, Maintenance Superintendents.

Mr. Buckingham asked Mr. Cook, to present the maintenance report. Mr. Cook stated SLB had replaced 58 feet of PVC and Inliner had lined 3410 feet over the past month. Mr. Cook also stated he and Mr. Thurman smoke tested Morris Street 386 feet of sewer line. In addition, 73 of Sanitary Sewer locates were completed from 811. Mr. Cook has also been adding inventory to Silversmith and helping to get all assets listed in Silversmith. Mr. Cook stated there had been 2 incident reports and that 89 work orders were completed in addition to 27 grease trap inspections. 21 manhole lid covered were

Mr. Buckingham asked Mr. Savka, to provide any updates for the Board with the SRF Project. Mr. Savka presented two pay claims # 11 to Inliner in the amount of \$419,201.00 and pay claim #12 to Triad in the amount of \$12,250.00. Mrs. Matthews made a motion to approve the pay claims. Mr. Heathco seconded. Mr. Buckingham was also in agreement. Motion passed as to pay claims #11 and #12.

Mr. Savka presented a letter to the Board that he and Ms. Hess drafted to send to CEG regarding a request for permitted capacity allotment increase to increase the flow capacity from BDCD to CEG due to the potential additional customer base created from the future expansion of the West Side Development Project and the Airport expansion and development. Mr. Savka and Mr. Brock reminded the Board that 2026 begins a possible new rate increases from CEG and the District needs to be prepared and proactive looking toward working together or moving forward with the revised plans to build the Wastewater Treatment Plant.

Mr. Savka asked Mr. Garrett to provide the Board with an update of the conflicts within the mapping system and boundaries that Mr. Garrett and Ms. Sarabyn discovered that need to be reviewed and remedied. They also noted water seeping from manholes near Ben Davis University. There is also a private line that appears to have a separator for grease but is routed into the District, bypassing the separator which will need to be resolved.

Mr. Brock passed out is February Financial information. The District is in great shape, financially, the Trust Indiana Account continues to grow as a phenomenal investment opportunity for the District.

Mr. Brock related the billing rates and Budget information as it pertains to the monthly sewer user fee of \$40.00 and the AV tax rate for the district from the years 2023 thru 2025 with the current approved budget for 2025. Mr. Brock provided the cash balances as of February 28, 2025 and stated the Accounts Receivable is in great shape as of January 31, 2025.

Ms. Sarabyn and Ms. Hess discussed the need to ensure that the sewer use ordinance is properly updated regarding sump pumps, illegal drainage from gutters and or sump pumps, as well as improper maintenance from mobile home parks and grease traps.

Ms. Sarabyn mentioned that over Spring Break which is coming up for the Wayne Township School systems, the maintenance staff is going to smoke test from the Wayne Township administrative building to Bob Evans on High School Road. Storm drain locations and or inspections will also take place in Bull Frog Mobile Home Park. There is an issue with mobile home parks with open cleanouts that allow rain water to seep into the sanitary system and manholes that that may not be properly maintained. Ms. Hess asked if flow meters can be placed at the mobile home parks. It was suggested that language be written into the Ordinance that District Maintenance Staff can oversee the mobile home parks that flow into the District and hold the owners of the park accountable. It was also suggested the Indiana State Board of Health may be able to be brought in and assist.

The issue of the District boundaries was discussed. Ms. Hess was not familiar with a change of legal description for the District. Ms. Hess indicated that the District boundaries never change unless modified by Court Order. However, given that the original Court file was lost by the Marion County Circuit Court, this is unknown. As such, should the District find an Order indicating a change in boundaries, this would need to be brought to the attention of the Court and a motion filed to add this to the recreated Court file as permitted by statute. It is her belief that the District map goes back to 1958 or 1959. Ms. Hess suggested the District compare the legal description and the current map to ensure that they are in agreement and petition for any and all known needed annexations at that time including 629 S Tibbs Avenue and 900 S. Tibbs Avenue.

Ms. Hess shared that Mr. Heathco joined her to present the Marion County Circuit Court with the proposed monthly compensation increases for the Board. The raises were approved and retroactive back to January of 2025.

Ms. Hess stated that Mr. Joey Fox was keeping her updated with the legislative updates via email and sending her a weekly summary of bills as they relate to the District or Wastewater. There is a bill pending regarding the need to submit Asset Management Plans and similar proof of financial viability to the IURC .

Mr. Heathco stated that February was slow month on the website by volume of visitors to the website. Mr. Heathco believes that when property taxes come out the District should be prepared for homeowners to call and inquire.

Mr. Heathco shared with the Board the positivity from social media and that the negative sentiments regarding the District seemed to have dissipated which he attributes to the District having flat rates over the past few years, transparency, and positive public relations. Mr. Heathco stated that he is hearing good communication from the leaders within the community and that Jennifer Whitt who oversees the Indy Gateway with Lisa Bentley stated the environment has not been as adversarial as in the past which is good for the District. Mr. Heathco discussed the District updating the Welcome Packet and including but not limited to information about the TRECS Program and Business Liens.

Mrs. Sarabyn collected \$16,237.02 from contract customers. The District filed 20 business liens and 107 lien releases. Mrs. Sarabyn is updating TRECS and so far, the District has 68 matches. Customers are still calling about mail delays for the invoices going out and the payments received. Commercial Sewer has still postponed the project, which will delay Culy to work behind Kroger. Micah met with Darin Garrett to discuss the District's truck books/maps. Mrs. Sarabyn is currently working with Mr. Heathco regarding the permits process. Mrs. Sarabyn disputed a balance with Citizens Energy because CEG was trying to place the 2025 rates on 2024 flows. Back in 2023, the District filed a sanitary sewer lien on JPC Affordable Housing Foundation, Inc. JPC is dissolving and paying all debts, and as such the District collected \$29,513.53 in past due user fees.

Mrs. Wirth completed bank reconciliation of five (5) banks accounts, two of which are at Chase Bank and three of which are with BNY Mellon. Mrs. Wirth and Ms. Thomas met with Boyer and Team Logic to discuss proper IT and cybersecurity for the District to ensure we are

compliant with the State regulations. Mrs. Wirth updated the Board payroll increase. Mrs. Wirth worked on the Surety Bonds for Angela Wirth, Cathy Baker, and Micah Sarabyn. Mrs. Wirth worked on last year's registers to put receipts and check vouchers in order and the payroll issue with employee checks not being deposited. Mrs. Wirth also investigated health insurance for employees, spouses, and dependents.

The February 2025 minutes were presented to the Board. Mrs. Matthews made a motion to approve the minutes. Mr. Heathco seconded the motion. Mr. Buckingham was in agreement. Motion approved.

There being no further business to come before the Board at this time, Mr. Buckingham motioned to adjourn the meeting. The meeting was adjourned at 10:55 a.m. The next meeting of the Board of Directors will take place on Tuesday, April 8, 2025 at 5:30 p.m. at the Ben Davis Conservancy District which is located at 703 S. Tibbs Avenue, Indianapolis, IN 46241 in the Board Room.

  
Fred F. Buckingham, Chairman

  
Beverly A. Matthews, Vice Chairman

  
Ryan Heathco, Director

ATTEST:

  
Mrs. Angela Wirth, Secretary