

REGULAR MEETING

Pursuant to notice, Fred Buckingham, Chairman, called the meeting to order at 9:05 a.m. on Thursday, October 9, 2025. Those in attendance: Fred Buckingham, Chairman; Ryan Heathco, Director; Beverly Matthews, Vice Chair; Angela Wirth, Finance Secretary; Micah Sarabyn, Project Manager; Jennifer Hess, Counsel for the District; Steve Brock, MBA, CPA Municipal Financial Advisor; Lou Savka and Darrin Garrett, VS Engineering; John Thurman, Maintenance Superintendent; Also in attendance was Ms. Christy Hayes, Freeholder. Absent was Mr. Brandon Cook, Maintenance Superintendent.

Mr. Buckingham opened the meeting. Ms. Hess brought up the issue of Freeholder Brent Swallers. Mr. Swallers has filed several motions in the Marion County Circuit Court and Superior Court and the Circuit Court has set these matters for hearing on October 24, 2025 at 10:00a.m. Ms. Hess will attend the hearing on behalf of the District. Mr. Swallers has not filed for disconnection permit, and to the best of knowledge the District, has not filed for or received a permit for a septic tank. The Board fears that should he disconnect, his property will be deemed uninhabitable by the Marion County Health Department without an alternative method of sanitary sewer removal/collection and he will no longer be permitted to live at his home without. The District does not want this for Mr. Swallers. Mr. Lou Savka of VS Engineering indicated that the cost for Mr. Swallers to disconnect would be about \$3,000.00. This cost is paid by the resident (Mr. Swallers). The cost of reconnection is generally even greater. To the best of the knowledge of the District, Mr. Swallers has taken no action to disconnect service but objects to being billed for service received over the past few years.

Next, Mr. Buckingham asked if any freeholder had any concerns. Ms. Hayes indicated that she was concerned about the Tiny Homes Development Project adversely impacting the area. Mr. Buckingham indicated that the District is apolitical and does not take a position on whether or not the Tiny Homes Development is appropriate for the area.

Mr. Buckingham then asked the Maintenance Department to provide a report. Mr.

Next Mr. Savka of VS Engineering provided the engineering report. Mr. Savka submitted Inliner Pay Claim number 18 in the amount of \$245,691.00. Mrs. Matthews made a motion to approve pay claim #18, Mr. Heathco seconded the motion, and Mr. Buckingham was also in agreement. Motion passed. Pay claim approved.

Mr. Savka indicated that the only work left was manhole work which should be completed this week. Mr. Garret noted that the District needs to go and inspect yards to make sure that any yards that have been damaged have been repaired and if not, this must be reported to Inliner.

Mr. Savka has looked into a lift station for the airport property which would cost an estimated \$1.6 million dollars. Mr. Savka advised against building a lift station until it is known what will be built on the property to avoid overbuilding. Mr. Savka discussed instead crediting EDU capacity fees should the District wish to pledge incentives per the Indianapolis Airport Authority's redevelopment project. Prior to this, Mr. Savka advised a meeting with CEG regarding capacity. Mr. Brock also advised that we will need to review our impact fees periodically to ensure that they cover our costs. He noted that our impact fee is currently \$1750 per EDU as opposed to CEG which is \$2500 per EDU. He noted that the town of Monrovia is \$4600 per EDU.

Mrs. Sarabyn presented a Maintenance Handout. She provided a copy of an email from Michelle Shelburne of Sanctuary Indy regarding the Tiny Homes. It appears that the density will be less than previously anticipated. Mrs. Sarabyn then brought up the issue of open taps on High School Road and Howard, the Regal 8, and the Teamsters' lot at 1513 S. High School Road. The issue of reducing inflow and infiltration was discussed. The issue of damaged customer laterals following utility work by other utilities was raised by Mrs. Sarabyn. There is a family off of Gerard whose lateral was damaged. Mr. Heathco will contact Zach Adamson with the City County Council regarding this issue. Ms. Hess asked if lining customer lateral lines would ever be a viable option for the District. Mr. Brock and Mr. Savka noted that this was a possibility and Mr. Brock noted that we could bond this project at a ballpark customer cost of \$6

2026 Budget is \$4,129,072.00. July, August, and September flow reading have decreased back to normal levels.

Ms. Hess provided a legal update. The issue of Mr. Brent Swallers was addressed at the beginning of the meeting. She noted that the three resolutions presented at the September 29, 2025 Public Hearing need to be formally adopted. After considering public comments and questions from the September 29, 2025 Public Hearing, Mr. Heathco made a motion to approve and adopt the 2026 Rate Resolution and Tariff. Mrs. Matthews seconded the motion. Mr. Buckingham was also in agreement. Motion passed. Next, Mr. Heathco made a motion to approve and adopt the 2026 Salary Resolutions. Mrs. Matthews seconded the motion. Mr. Buckingham was also in agreement. Motion passed. Lastly, Mr. Heathco made a motion to approve and adopt the 2026 Budget. Mrs. Matthews seconded the motion. Mr. Buckingham was also in agreement. Motion passed.

Mr. Heathco provided the Communications update. He noted increased traffic to the website and new online forms available.

Micah collected \$22,436.00 for the month of September from Contract Customers. Trained Sarah and Carolina on lien releases. The District mailed out 528 Lien Notification Letters. Gripp is installed flow temporary flow meter (that was removed). Adam Wright completed the tree removal and stump grinding behind Cloverleaf, Ben Davis Christian Church & Ben Davis University. Commercial Sewer is still televising for the District. Cross bar in sewer line still getting quotes. R & R Visual Manhole Inspection demo. Contracts for manhole lining (Culy) and manhole raising (Carlisle Plumbing). Still haven't with the City regarding the High School Road bridge (Covington). May have identified the cause of the Neeld Ditch Interceptor issue. Micah & John attended a hearing for the Tiny Home Development at Lynhurst Baptist Church but it was rescheduled to a later date.

Angela reconciled the September Bank Statements, Trust Indiana and paid state and county taxes, quarterly 941 and Unemployment. Angela is working with Jen to verify if coverages are at a good limit. Angela sent Jared and Lindsi all of the requested information for the commercial policy to be reviewed for a potential renewal with them in November. Angela

windows with chimes.

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 12:45 p.m.. The next meeting of the Board of Directors will take place on Thursday, November 13, 2025 at 9:00 a.m. at the Ben Davis Conservancy District 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