REGULAR MEETING

Pursuant to notice, Fred Buckingham, Chairman, called the meeting to order at 9:07 a.m. on Thursday, June 11, 2026. Those in attendance: Fred Buckingham, Chairman; Beverly Matthews, Vice Chair; Angela Wirth, Finance Secretary; Sarah Kennedy, Administration & Finance with the Ben Davis Conservancy District; Micah Sarabyn, Project Manager; Jennifer Hess, Counsel for the District; Steven Brock, MBA, CPA Municipal Financial Advisor; Lou Savka, and John Mowery of VS Engineering; Brandon Cook; Maintenance Superintendent; and Brian Daviau, Maintenance Department. Also in attendance were Ms. Christy Hayes, Freeholder and Mr. Hassan al-Mahrouq, Chair of the Sahabah Foundation.

Mr. Hassan al-Mahrouq inquired of the board to consider changing the impact fee related to the construction of a gymnasium on the Sahabah Foundation property. Mr. al-Mahrouq believed the impact fee would be $4,000 instead of the rate listed on the invoice. Mrs. Micah Sarabyn explained that the original monthly bill amount of 3 EDUs ($120.00) is based on the water usage of the building. She discussed that the second floor of the expansion was not included in the original invoice, increasing the Impact Fee from 6 EDUs to 12 EDUs. Mr. John Mowery continued to share that the impact fee is related to the space required within the system for the additional flows and how most sewer utilities charge impact fees. Ms. Jennifer Hess discussed the legalities of how rates, EDUs and other fees are accessed and provided Mr. al-Mahrouq with a copy of the 2026 Rate Tarriff. Mr. al-Mahrouq indicated that they would not be connecting anything new into the sewer system upon reviewing the fees. Mrs. Sarabyn stated that the maintenance team would be visiting the construction site to ensure compliance.

Ms. Christy Hayes shared that she is concerned about someone in the office discussing her attending board meetings with other freeholders. Mr. Steven Brock apologized on behalf of the District for any distress this caused for Ms. Hayes and her mother. Ms. Hess sent an office memo to the team regarding the situation asking the staff not to comment on Ms. Hayes' attendance. The situation arose concerning the District providing a permit for the Sanctuary Indy project. Mr. Lou Savka indicated that the District is obligated to provide service to new construction approved by the City of Indianapolis. Ms. Hayes was advised that her attendance at the meetings is confirmed by the monthly minutes and that the District must keep accurate records of all persons in attendance.

Ms. Hayes has been assisting with 1311 S Lynhurst since the owner passed away. Ms. Hayes said that decedent's sister received a letter from the District and believes it is a lien letter. Mrs. Sarabyn confirmed that there is not a lien on the property from the District and that regular monthly billing would continue even with the property being vacant. Mrs. Sarabyn is working with the decedent's sister and CSU to have the lateral repaired. Currently, the plumbing within the home is unusable. Mrs. Beverly Matthews made a motion to remove all previous late fees from the account given the circumstances of the property owner's death and her inability to utilize the system and the motion was approved by Mr. Fred Buckingham. Motion passed.

Mr. Buckingham asked Mr. Brandon Cook to present the maintenance report from May 14 to June 10 of 2026. Mr. Cook said it was a good month. All the manhole lids that were in stock after the meeting last month were used within two days. There was a delivery of thirty additional lids yesterday that will be used up this week. Mr. Brock said there is currently $150,000 in non-construction funds left in the SRF budget. He asked Mr. Savka to confirm that all vendors have been paid and accounted for on his end. He then proposed using a portion these funds to purchase additional manhole lids to prevent the cost going against the maintenance budget. According to GIS, 669 lids have been replaced and there are around 325 lids that still need to be replaced. Mrs. Sarabyn stated it would be around $57,200 to purchase the lids needed to complete the District. Mrs. Matthews made a motion to purchase 330 manhole lids once the funds were reviewed within the SRF and confirmed to be available for use. Mr. Buckingham was also in agreement. Motion passed.

Mr. Cook stated that significant smoke testing took place in the last month, identifying laterals that need repair, partial blockages within the system, missing clean-out covers, and more. These are being addressed to reduce inflow and infiltration. The maintenance team completed Confined Space Training. A permit for Confined Space has been created by Mrs. Sarabyn, and she is finalizing a District policy to improve OSHA compliance.

Mr. Savka of VS Engineering had no project related updates to share at this time.

Mr. Mowery of VS Engineering passed out a monthly progress report for June of 2026 and what has been accomplished to date. Talks and work with CEG regarding High School Road Bridge along with Crossroads Engineering have been involved with CAD updates. The designs have been completed for the Bertha Street project. The new pipe will run parallel to the existing infrastructure. Once the permit is obtained the project bids will be requested for this and

Lucerne. Mr. Mowery and Mr. Darin Garrett of VS Engineering have been coordinating with DPW regarding a project in Fleming Gardens. There are currently a lot of conflicts with the project, however, it is not slated to begin until 2028. Mr. Mowery reviewed upcoming tasks and 2027 project planning. Mr. Brock reiterated that the goal of the District should be to limit inflow and infiltration ("I&I") to save on treatment costs. He suggested looking into another bond to fund major projects in 2027 that would help offset I&I to keep rates reasonable for the community.

Mr. Mowery stated that significant project identification would be happening in 2027 to create a slate of work for 2028. Mr. Brock recommended having some projects in 2027 to utilize bonds for maintenance work to help keep rates low for the community. Ms. Sarabyn discussed moving more work "in house" versus with contractors and the equipment needed to do so. After discussing the benefits of the backhoe, Mrs. Matthews made a motion to approve the repairs to the current backhoe up to $20,000. Mr. Buckingham was also in agreement. Motion approved. motion. Ms. Hess will verify that the backhoe is "street legal" to drive on the roads. Mrs. Angela Wirth will review the insurance and liability coverage needed for use of the backhoe. Mr. Cook stated that the skid steer has been repaired and is in good working order.

Mrs. Sarabyn reviewed manholes that need lined and lids that still need replaced. She discussed making repairs sooner than later to avoid additional costs. Mr. Cook shared videos of water infiltrating from the seams of manholes that need lined.

Mr. Brock expects that the budget to be around $300,000 short of the actual treatment cost with Citizens. He is nervous about using reserve funds and the unexpected cost of flows. Mr. Brock complimented Mr. Cook and Mr. Brian Daviou for all their hard work identifying issues and making repairs when able. Mr. Brock and Mr. Savka will work in conjunction with Mr. Mowery and Mrs. Sarabyn to have a proposed dollar amount for a 2027 SRF Bond or loan at the July board meeting.

Ms. Hess shared her legal update. Ms. Hess was given legal authority to contact the property owners for 715 S. Tibbs regarding purchasing the property and give authority for a purchase price amount. Mr. Buckingham signed easement documents for Lynhurst Baptist Church for the Sanctuary Indy project. The easement was approved by the Board at a prior meeting, however, Mrs. Matthews made a motion to approve the easement and Mr. Buckingham was also in agreement. Motion passed and the easement was executed by Mr. Buckingham on behalf of the District. Ms. Hess will ensure that the same is properly recorded with copies to Lynhurst Baptist Church and the District. . She has not heard anything regarding the truck logos from Ray Skillman Auto. Chris Janek of Bose McKinney will be working with the District regarding a resolution with CEG. Ms. Hess is actively working with the Indianapolis Airport to acquire the needed easements on Lucerne. Ms. Hess presented two resolutions for adoption; one for employee policy and the other is a fee deferral policy. The first resolution presented was Resolution 2026-06-11-A, A Resolution Regarding Fee Deferral Polices for Development Projects. Mrs. Matthews made a motion to adopt Resolution 2026-06-11-A. Mr. Buckingham was also in agreement. Motion passed. Resolution 2026-06-11-A adopted. The second resolution presented was Resolution 2026-06-11-B, a Resolution regarding FMLA, Employee Hardship Assistance Program, Personal Appointments, Children in the Workplace (prohibited) and Conference and Professional Development Policy. Mrs. Matthews made a motion to adopt Resolution 2026-06-11-B. Mr. Buckingham was also in agreement. Motion passed. Resolution 2026-06-11-B adopted.

Mrs. Sarabyn presented regarding the training the maintenance team is completing and how these will help move additional processes in-house. She is creating a training binder to ensure that all future employees are onboarded with the same information. Mrs. Sarabyn is reviewing the 2026 budget and preparing for the 2027 budget season. She has reached out to a representative from IDEM to discuss the changes to policy around FOG. In May $23,348.60 was collected from contract customers within the District.

Ms. Sarah Kennedy has sent out additional penalty letters to Friends of Harrison Grove and Cloverleaf regarding monies owed to the District for work not completed. These fees totaled $861,195.00 as of June 1, 2026. Both complexes did accrue a 10% late fee for non-payment. Work has been completed at Cloverleaf; final invoices have been sent. Sarah is collecting quotes to upgrade the camera system and combining services with the alarm monitoring company. Sarah and Angela started investigating other accounting and billing software options that would provide better service for the District. Sarah is going to secure an additional quote before making a recommendation. Business cards with QR Codes for our website and reviews were designed and purchased for Mr. Cook and Mr. Daviau. Sarah has implemented no printed paystubs unless upon request to save resources. The first TRECS payment came in for the year, totaling $375.64

from three former customers. Sarah created a community resource document that needs to be translated into Spanish before printing.

All bank reconciliations were completed by Ms. Kennedy. Mrs. Wirth had HOPE plumbing come and install the plumbing and electrical for the washer and dryer at 629 S. Tibbs for the maintenance department. She completed the minutes and sent them to Mr. Savka and Mr. Brock to review then Ms. Hess for finalization. Minutes have been sent out to the Board for review prior to the meeting. Mrs. Sarabyn met with VS and Maintenance at the first of the month to review projects. Mrs. Wirth met with Mr. Tom LaRue, PE National Director of Armorock and provided info to Mr. Cook regarding manhole inserts and finishings. A meeting has been set for June 29, so material can be reviewed and Mrs. Sarabyn can decide if Armorock could be another supplier for manhole projects. Mrs. Wirth has been working with Shane of Greenfield signs to replace the current red BDCD sign hanging in front of 703 building. Mrs. Wirth and Ms. Kennedy have registered for webinar of new audit regulations regarding workman's compensation and a session for the PERF. Mrs. Wirth is working with Mr. Brock to get ready for the end of June to start projecting 2027 Budget monies. Mr. Brock has asked Mrs. Sarabyn and Mr. Cook to produce a list of projects that can be categorized by importance and urgency. It was also discussed that a Bond can be obtained or another SRF Loan/Grant can be investigated for the bigger projects such as Lucerne and Bertha. Mrs. Wirth worked on a problem with a resident and their portal to make multiple payments. Ms. Kennedy and Mrs. Wirth fixed payments that were not properly applied to their accounts from the front office during late April. Late fees were adjusted and payments posted; a letter of apology was sent to the ten residents this involved.

Mr. Cook mentioned potential cost savings by printing the High-Vis shirts in-house or using a local vendor. Ms. Kennedy is going to investigate different price options.

Ms. Kennedy presented May 2026 Minutes. Mrs. Matthews made a motion to approve May 2026 Minutes and Mr. Buckingham agreed. Motion passed. Minutes approved.

There being no further business to come before the Board currently, Mr. Buckingham motioned to adjourn the meeting. The meeting adjourned at 11:44 am. The next Meeting of the Board of Directors will take place on Thursday, July 9, 2026, 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