

MONTGOMERY COUNTY REGIONAL WATER & SEWER DISTRICT

6/14/2023 Board Meeting Minutes Montgomery County Government Center 1580 Constitution Row - Suite E Crawfordsville, IN 47933

The Montgomery County Regional Water & Sewer District met on Wednesday, June 14th, 2023 at 4:00pm. The meeting occurred at the Montgomery County Government Center, 1580 Constitution Row - Suite E Crawfordsville, IN 47933. Board members present were: Dan Guard, Brad Monts, Jake Bohlander, Joyce Grimble, and Greg Morrison.

Also present: Dave Peebles - Henthorn Harris Weliever & Petrie P.C.; Tom Astbury- Astbury Water Technologies; Lana Beregszazi - BCS Management; Lori Dossett; Greg Martz, GM Development.

I. Call to Order – Dan Guard called the meeting to order at 4:00pm.

I. Management & Administration:

Minutes Approval

Minutes for 5/10/2023 were provided by BCS Management for board approval.

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Brad Monts motioned to approve the minutes from 5/10/2023 and 5/23/2023. Greg Morrison seconded. No discussion. Motion passed 5-0.

Maintenance Report - Astbury Water Technology

Tom Astbury, Astbury Water Technologies, reported plant operations for May 9th through June 13th 2023. He reports that the plant remains in full compliance from April through June following a treatment plant upset in March. A manhole sampler has been setup to provide further monitoring of influent from specific locations of the collection system. Astbury will be periodically sampling from this manhole which identifies contents of influent from Nucor Steel. April flows were 44k GPD with a daily maximum of 58k GPD and minimum of 28k GPD. There was some group discussion on Tempur Sealy actual flows versus their current staffing levels. Mr. Astbury also reports that removal percentages are good, solids are good for summertime levels. The previously scheduled service call to replace the level transducer switch at the effluent lift station was completed and the switch has been repaired. Previously approved sludge removal has not been completed but is anticipated to be completed in the month of June – the cost has not been incurred at this time and should be anticipated on the next claims report.

Website Report

BCS did not run or create a website report this month or make any updates to the website. Regular functional and security checks were done, no issues to report.

New Connections

Tempur Sealy billing is up to date. No new connections at this time.

Mace and Linnsburg Project Updates

Dan Guard reported that Amy Moore of VS Engineering told him that USDA will require an archeological survey as part of their application for this project and that they cannot say if they will be making the project eligible for funding if this survey is done. There were no other updates or discussion on this project.

Nucor Facility Expansion and WWTP Expansion

Nucor announced that it is constructing a new utility structure manufacturing facility, formerly known as “Project Iron Horse.” This project will add 200 new employees and likely bring additional industrial wastewater treatment needs with it. Lana Beregszazi of BCS Management explained that Nucor Steel currently plans to build their own pretreatment facility onsite at Nucor Steel, however they have not finalized plans for that facility, they are working with BCS, Astbury and will be bringing VS Engineering in as part of their planning. Lana Beregszazi also provided a project memorandum to the Board outlining the need to move forward with the previously planned plant capacity expansion project. The memorandum outlines the project activities to date including the design of the phased expansion by GAI and the working team under a BOT structure that put the preliminary cost estimates together. That project team was comprised of Greg Martz – GM Development, Bowen Engineering, GAI Consultants and BCS Management. The memo also outlines forecasted future flows within the service area to guide scoping of the size of the expansion needed.

The group held discussion about the memo, various current and proposed projects in the TIF District, timing and what the board would like to do to move forward. The list of potential projects that are currently known show the total flows at over 300,000 GPD flow to the plant. Ms. Beregszazi brought up an option to investigate the scope of adding a sludge processing facility as part of the plant expansion project to potentially reduce costs and generate additional revenue for the RSD. There was discussion about the cost of a sludge processing facility with inputs from Tom Astbury who owns and operates such a facility. Greg Martz briefly discussed the BOT procurement options and benefits thereof. Mr. Martz further explained that a benefit of the BOT approach is that the selected team will complete the scoping period free of charge and decide based on that information. Brad Monts asked if the sewer district could afford debt payments on 600k GPD. Dan Guard stated that a full rate study will need to be conducted at some point to understand the long-term financial state of the RSD.

Dan Guard explained that he was not ready to make any decisions today and that a lot more information will need to be gathered between the Commissioners, the RDC and the Sewer District, and that he would like to gather more information fast and discuss at another time.

Greg Morrison stated that with all the projects happening in the TIF District, not just with Nucor, he would recommend that the board task Lana Beregszazi and Greg Martz with a revisit and revise the cost options since they will do it for free of charge and that they provide options for both 300k GPD and 600k GPD capacities.

Greg Morrison motioned to have Lana move forward with the cost investigation process with Bowen, Greg Martz and an engineering firm for estimated cost of both a 300k and 600k GPD expansion project budget. Brad Monts seconded. Motion passed 5-0.

BCS Management, Greg Martz and the project team will bring updated costs to the July 12th board meeting.

II. New Business

Rates

Ordinance 2023-01 was introduced to enact a 50% rate increase. BCS Management and attorneys from Henthorn Harris Weliever & Petrie P.C created the ordinance for the rate increase. Lana Beregszazi noted that the new single EDU rate will be \$77.40. Attorney Dave Peebles noted that the notices must be out the door within 7 days of adoption of the ordinance.

Brad Monts motioned to adopt Ordinance 2023-01. Greg Morrison seconded. In discussion, Dan Guard noted that a rate study must be conducted in the future for long term planning of what Industrial and residential rates should

be. Henthorn Harris Weliever & Petrie P.C. were tasked with sending the notice as part of the motion. Motion passed 5-0.

III. Old Business

District Tax-Exempt Status

Lana Beregszazi reported that the Property Tax Board of Appeals did not meet in May or June. They will vote on the RSD's request in July. BCS is working with the Auditor's office to see if a refund is possible.

IV. Treasurer's Report

BCS Management has reviewed all claims to ensure the district stays within the emergency budget approved by the board at the May 23 special board meeting. Total claims less pump and haul were \$19,942.49. Since this is less than the emergency budget spending cap, BCS recommended approving claims as received, less In the Black's annual software renewal of \$500.00.

Accounts receivable are \$34,628.35.
Bank balance as of June 14: 47,612.85

Accounts Payable Claims = \$32,017.49

Dan Guard motioned to approve claims of \$32,017.49 as presented. Brad Monts seconded. Discussion noted that the RSD will pay Dutcher pump and haul claims this month since cashflow currently supports it but moving forward the Dutcher pump and haul claims will be held until the end user pays the RSD as a matter of policy. Motion passed 5-0.

V. Adjournment

*Having no other business to come before the Board, Dan Guard moved to adjourn.
Meeting adjourned at 5:07 pm.*

Submitted by Lana Beregszazi – BCS Management

Approved this ____ day of July, 2023.

Dan Guard, President