TAYLOR REGIONAL SEWER DISTRICT
Board Meeting Minutes
Crossroads Community Church 4254 S 00ew, Kokomo, IN 46902

The Taylor Regional Sewer District met on Tuesday, June 10, 2025 at 6:00 p.m. (*Motions italicized*)
Board members present: Brock McVeigh (President), Tyler McClish (Secretary), Luke Jacobs, Brad Bray, Larry Hayes
Also present: Christopher Kellner, Alisa Bernotas – BCS Management; Brent Dechert – Dechert Law Office

Call to order: President Brock McVeigh called the meeting to order at 6:01 p.m.

Management & Administration

Minutes Approval:
Minutes for 05/13/2025 presented for board approval. Tyler McClish moved to approve the minutes as presented. Larry Hayes seconded. Motion carried 5-0.

Treasurer's Report
AP Claims: $60,384.04* w/ internal funds transfers
Revenue: $45,742.38
Lien Masterfile Balance: $29,097.10

Operating Fund Balance: $84,944.73
Capital Fund Balance: $33,351.45
Grinder Pump Maint. Fund Balance: $24,351.63
{Grand Total of Funds: $142,647.81}

*This included a total of $15,420.88 of internal funds transfers, which are not a cash outflow for the district; therefore, the claims of accounts payable are technically lower ($44,963.16) than presented.

Motion to approve the treasury's report including claims of $60,384.04 by Tyler McClish. Luke Jacobs seconded. Motion carried 5-0.

Maintenance Report - Astbury Water Tech
Presented by Brock McVeigh (Tom Astbury, AWT – absent)
- The plant is operating in full compliance (based on effluent tests)
- Crossroads lift station issues have been resolved
- Maintenance Fund ($24k annually) resets September 31, 2025

Administrative Report - BCS Management
Presented by Christopher Kellner, BCS
- Maintenance fund deficit from last year is paid off, freeing up $2.3k each month to other uses
- $157k funds in bank accounts (3) total as of today (not reconciled for float, see May month end above)
- Once the critical repairs are finalized in the system by AWT - clarifier skimmers, headworks manual bar screen projects remain outstanding - a structured note will be created to manage repayment.
- Enforcement is going well except 9 property owners never signed / received certified mailers from April; those were resent at the end of May. All others were given concise status letters. Status update counts: 9 connecting, 16 exemptions in process, 3 reported vacant / no discharge (to be audited / inspected) with 38 engaged (awaiting written response), 14 not yet engaged.
- Kellner reminded the approved contract for Ed Long (mowing, weeding) needs to be signed today. Brock noted Ed should be contacted as the lift stations need more attention. BCS to follow up.
- Kellner thanked Brock for his service, accepting his resignation as this will be his last meeting due to a major career change. A ratepayer will need to be appointed to the Board to replace Brock and a new president appointed (most likely from the existing board members).

- BCS represented Taylor RSD at the Wabash / Wildcats IFA Regional Meeting - required by Indiana Code for financial support access (once annually).
- Kellner informed the board that the recent field trip to the Plant - where nothing bad happened - was investigated for root cause. Strong communications with Taylor Middle School and Astbury Water Tech personnel led to assurances that no future trips would happen without appropriate board approval.
- Kellner confirmed with AWT that quotes for remaining IDEM noncompliance items from the most recent inspection will be ready to review in July 2025.
- Kellner updated the board that the 5 new grinder pumps have now been put into service in the system. Jerry Fitzpatrick (Miami Maintenance) repaired / rebuilt 6 to save cost for the District. BCS will restock as soon as needed in the next month or two.

Old Business

1. Website Development & Maintenance – Circle City Digital
2. Website Development & Maintenance – Kyle Knight, BCS Management

Tyler reiterated his desire to reduce rates, saying a website is not a necessary cost increase at this time. Kellner noted that a website would cost less than $2 per user at this time - potentially increasing rates if revenue does not otherwise increase (e.g. through the enforcement / other growth) or other costs decrease. Brock emphasized that a website would be a tool to increase the ease of doing business and information sharing for the District.

Motion to develop and manage a website for the District made by Brock McVeigh. Luke Jacobs seconded. Motion carried 3-2. Brad Bray, Tyler McClish - opposed.

Tyler reiterated his desire to reduce rates. Kellner explained that the website is a very useful tool to inform the public, regulators (e.g. IDEM), existing ratepayers, and anyone interested in Taylor RSD. Kellner reiterated that a board member would have to work with Circle City Digital to develop the website; or the BCS administration contract would need to be renegotiated (website is out of scope).

Motion to have BCS develop and manage a website for the District made by Brock McVeigh. Luke Jacobs seconded. Motion carried 4-1. Tyler McClish - opposed.

New Business

1. Process to Replace President (5th Board Member) – Chris Kellner, BCS Management
   a. Brent explained the IDEM petition modification was accepted; the District bylaws need to be harmonized including President, VP, Treasurer, Secretary offices well defined with a clear succession plan. So that for example if a president resigns (like Brock is doing now), the VP assumes that role automatically – providing governance continuity.
   b. Kellner asked if we can operate without a president. Brent explained we have a president tonight (Brock) and would need a new president next meeting for continuity.

Motion to amend the District bylaws to align with the modified IDEM petition, providing all offices and succession plan, made by Tyler McClish. Brad Bray seconded. Motion carried 5-0.

2. County Recorder Escrow Account Setup – Chris Kellner, BCS Management
   a. Alisa suggested that by establishing a small $1000 escrow account with the County Recorder, the District can save time and money (e.g. credit card fees) each year.
   b. Tyler thinks it's a great idea. Brock asked if the recovered / paid liens would go there. Alisa explained that the escrow account would only be for paying those recorder fees (no change to lien payment receipts). BCS recommends this minor process improvement.

Motion to establish a $1000 escrow account with the Howard County Recorder made by Tyler McClish. Larry Hayes seconded. Motion carried 5-0.

Public Comments (~20 in attendance)

- Due to the impending executive session immediately following this meeting, Brock gave a 5-minute time limit for the public comment section.
- A property owner included in the enforcement with a large parcel (>10 acres) asked what perpetuity means. Kellner explained that, unlike an IC 13-26-5-2.5 septic absorption system exemption which has a 10 year initial period (20 max with renewals), an IC 13-26-5.26 large parcel exemption has an infinite life (assuming ongoing compliance).
- A property owner included in the enforcement asked why a property that is exempt would still be required to pay a regular sewer bill "for nothing." Kellner explained that available sanitary sewer is a benefit, especially obvious to anyone with a failed septic system in need of emergency connection.
- A member of the public related to Tyler McClish thanked him for fighting to reduce rates.

Adjournment

There being no further business to come before the board, *Tyler McClish moved to adjourn the meeting. Larry Hayes seconded. 5-0 voted in favor, the meeting adjourned at 6:44 p.m.*

Tyler McClish

Board Member
(Prepared and submitted by Chris Kellner – BCS Management)