

TAYLOR REGIONAL SEWER DISTRICT
Board Meeting Minutes
Taylor Township Trustee Building, 3885 E Center Rd, Kokomo, IN 46902

The Taylor Regional Sewer District met on Tuesday, May 13, 2025 at 6:00 p.m. (*Motions italicized*)
Board members present: Brock McVeigh (President), Tyler McClish (Secretary), Luke Jacobs, Brad Bray
Also present: Christopher Kellner, Kyle Knight – BCS Management

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

Management & Administration

Minutes Approval:

Minutes for 04/08/2025 presented for board approval. Tyler McClish moved to approve the minutes as presented. Luke Jacobs seconded. Motion carried 4-0.

Treasurer's Report

AP Claims: \$68,179.52* w/ internal funds transfers

Revenue: \$50,214.74

Lien Masterfile Balance: \$27,152.24

Operating Fund Balance: \$107,294.60

Capital Fund Balance: \$36,018.00

Grinder Pump Maint. Fund Balance: \$21,348.90

*This included a total of \$6,000 of internal funds transfers, which are not a cash outflow for the district; therefore, the claims of accounts payable are technically lower (\$62,179.52) than presented. A system weakness in Boyce software is preventing Alisa from correcting at this time.

Motion to approve the treasury's report including claims of \$68,179.52 by Tyler McClish. Brad Bray seconded. Motion carried 4-0.

Maintenance Report - Astbury Water Tech

Presented by Tom Astbury, AWT

- The plant is operating in compliance (based on effluent tests), and the new UV Disinfection system - which is saving the District on chemical costs (chlorine) - is working well.
- Status updated for the most recent project: the aeration diffuser replacement has been completed.
- Awaiting approval and funding for adding telemetry at the Plant to be proactive, remote monitoring.
- Clarifier repairs are a pending project. The transfer switch for the generator is being connected soon at the plant. Influent drum screen is being replaced with a manual bar screen instead to save the District over \$100k. (Astbury to provide a quote soon.) These upcoming improvements will resolve the IDEM noncompliance items from last year's inspection.
- Astbury requested BCS contact Taylor School Corp concerning some purple dye, suspecting a cleaning product is the cause.
- Astbury found the leak in the main (due to rusted shut off valve) near SR 26 / US 31 interchange. Stop gap in place until full repair can be made later with funding and approval.
- Main lift station rehabilitation is complete. SR 26 lift station rehab nearly complete, in process of getting a new transfer switch for backup generator. Timbernest lift station rehab complete. Crossroad lift station rehab ongoing with diagnosis of pump discharge piping clogs / line obstructions. Telemetry is working at the lift stations to proactively respond to issues.
- Astbury mapping of the system is 95% completed. The road 350 E is yet to be mapped, trying to find tracer wire. Astbury is comfortable with BCS / the district sharing the map with prospective and existing customers, developers, etc. publicly via email or on the website if / when that is set up.

Administrative Report - BCS Management

Presented by Christopher Kellner, BCS

- Claims elevated this month largely due to grinder pump inventory re-stock.
- Fund balances at month end were \$164,661.50 which is down from last month. BCS checked today, showing balances of \$176k (not adjusted for check float).
- Billing is approximately \$40k per month. BCS reviewed a full billing statement to confirm full, fair, legal rate applied to all users - legacy interim ratepayers now updated.
- The OCRA planning grants we were interested in are not viable for Taylor RSD; they are designed for new system development or expansion, not recovery or turnarounds. The USDA loan program reviewed by BCS is possible and we will explore applications to refinance vendor credit accounts / structured notes with Astbury forthcoming to lower payments / improve the District cash flow each month. Awaiting all critical repairs to the system to be completed first.
- Enforcement second notice went out at the end of April. 48% of property owners have responded / communicated. 4 in process of connection, 2 pursuing exemptions, 1 vacant lot response. 8 have not signed for certified mailers - to be resent soon. 133+ hours estimated on the phone with property owners.
- Kellner emphasized the need to get Ed Long / mowing contract signed.
- Clark Dietz provided the final version of Construction Standards & Specifications documents, completing that project. BCS to confirm with Jerry / Miami Maintenance whether allowing any pumps other than 240V - which is the only version the District stocks - would impact users and the system.
- BCS proposes moving the district meetings permanently to Crossroads church for improved space, live streaming possibilities, extends out live streaming / video recording compliance cliff, and - with Luke Jacobs managing the facilities there - can support / be onsite easily. BCS to provide Trustees with a posting to inform the public.

Motion to approve relocating all district meetings to Crossroads Church (user and lift station site) by Tyler McClish. Brad Bray seconded. Motion carried 4-0.

Old Business

1. Tyler McClish Board Secretary Reappointment – Brent Dechert, Dechert Law
 - a. Brad Bray to bring the appointment to Commissioners agenda at their next public meeting. (BCS presented in the absence of Dechert, who had a last minute scheduling conflict.)
2. Website Development & Maintenance – Circle City Digital
 - a. No representative present. Tyler stated only 1 full hour of development is included each month at the fee, which bank / roll over each month. The main difference is the \$100 per month (plus the upfront \$2,5000) vs \$500 per month with BCS.
 - b. Kyle highlighted how Circle City has zero municipal / government website experience; that's a significant risk for the district. Brock remarked that they may put pop-up ads on the site.
 - c. Tyler remarked he thinks the website from anyone is not needed.
 - d. Kellner stated the BCS contract would be negotiated if any other vendor needs to build / maintain the website.
3. Website Development & Maintenance – Kyle Knight, BCS Management
 - a. The basic website proposal enhances public information sharing, accessibility, and improves resource management for the district. It also provides an avenue for gathering emails to do e-billing, online payments as an ease of doing business for users and the district.
 - b. Astbury remarked that, as they own 3 utilities, saving on postage is significant. And a website is useful in adding lots of users in a hurry (e.g. enforcement).
 - c. Tyler asked about what constituted a "major site upgrade" that would cost extra. Kyle explained that an overhaul of all pages or integration of a new tool / portal, etc.
4. Mowing Contract – Chris Kellner, BCS Management

- a. This agreement is in place; this signing is formalizing the agreement in writing. No competing bids were received.

Motion to sign / fully execute contract with Ed Long (mowing, weed control) by Brad Bray. Luke Jacobs seconded. Motion carried 4-0.

New Business

1. None.

Public Comments (~25 in attendance)

- Due to the unruly and uncivil behavior of some of the members of the public in attendance - who rudely and without cause interrupted the proceedings of the board meeting today - Brock remonstrated with them and gave a 15-minute time limit for the public comment section.
- A resident involved in the enforcement asked if the grinder pump specs were for 120V or 240V. He was concerned about upgrading his home's breakerbox. Tyler explained we would get back to him / the public soon once that was determined.
- A resident asked if rate increases occurred each year. Kellner explained that, per ordinance, there is a rate study every 2 years to determine if rates should stay the same, go up, or go down.
- A resident asked why farmers are not required to connect. Kellner explained that the large parcel exemption of 10 acres often applies.
- A resident asked why the City of Kokomo would also charge their property for sewer. Kellner and Astbury explained how taxes work and how they are not the same as utility rates. Kellner explained that the district works closely with the City engineers / sewer team to coordinate projects.
- A resident asked why she needs to connect and abandon her septic system. Kellner explained IC 13-26-5 which gives a regional sewer district to compel connection (enforcement) if the property is within 300 feet from the sanitary sewer infrastructure.
- A resident asked who got "you guys" involved. BCS / Astbury explained that after IDEM noncompliance issues mounted, the County in 2023 pulled in professionals to save the district to avoid Federal or State takeover. Kellner explained the chain of command for government (local, County, State, and then Federal.)
- A resident was worried about people losing their houses. Brock explained the District cannot take houses. Kellner explained that a lien can be applied by any government unit including a public utility; if that lien is unpaid after a certain amount of time (years), the property goes up for tax sales. If the tax sale is not successful (e.g. someone buys the property and pays the liens), then the property goes to certificate sale and the liens are forgiven / released en masse.

Adjournment

There being no further business to come before the board, *Tyler McClish moved to adjourn the meeting. Luke Jacobs seconded. 4-0 voted in favor, the meeting adjourned at 7:12 p.m.*



Brock McVeigh, Board President
(Prepared and submitted by Chris Kellner – BCS Management)