

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

The Taylor Regional Sewer District met on Tuesday, August 11, 2026, at 6:00 p.m. (*Motions italicized*)
Board members present: Scott Waymire, Larry Hayes, John Kilmer, Brad Bray
Also present: Justin Saathoff - BCS Management, Christopher Kellner - BCS Management, Tom Astbury - Astbury Water Technology, Brent Dechert - Attorney (6:24 arrival)

Call to order: President Scott Waymire called the meeting to order at approx. 6:00 p.m. with a quorum present.

Roll Call: All board members were present with the exception of Vice President Tyler McClish.

Minutes: Minutes for regular session 7/14/2026 were presented for board approval by Justin Saathoff. *Larry Hayes moved to approve the minutes as presented. Seconded by Brad Bray. Motion carried 4-0.*

Treasurer's Report: *Larry Hayes made a motion to approve the claims as presented. Seconded by Brad Bray. Motion carried 4-0.*

Business Reports:

Administration Report - Justin Saathoff, BCS Management

Justin Saathoff addressed the board stating the fund balances at the end of July were as follows: Operating Fund at \$31,106.66; Grinder Pump Maintenance Fund at \$2,269.71; and Capital Fund at \$13,852.87. This brings the total funds to approx. \$47k (down \$5k MoM). Claims were at approx. \$47,179.03 (down \$10k MoM). One new connection and one exemption were reported for the month of July. July website data analytics were presented. There were 89 total visits to the website, 166 pages viewed, and 40 online payments were made totaling approx. \$4k. Ed Long was contacted regarding some overgrown areas of grass. Tom Astbury confirmed that the areas have since been cleared up.

A letter was sent via priority mail, alongside the commercial assessment and official ordinance, to Pilgrim Holiness Church. It was delivered on July 24 at approx. 12:30pm. Chris Kellner reported working with Duke Energy for cost optimization. It was confirmed that the District's energy costs were at the best possible rate. A reminder was issued that another round of liens will be filed on October 1. No grinder pump activities were reported for July. The District currently has 1 new pump and 6 rebuilds in stock leaving a secure total of 7.

Operations and Maintenance Report - Tom Astbury, Astbury Water Technologies

Tom Astbury delivered his monthly report to the board for the date range of 7/12/26 to 8/9/26. The treatment plant was in full compliance and the average daily flow was 44,000 gpd. Maximum daily flow was 65,000 gpd. Plenty of capacity remains as the plant is rated for 175,000 gpd. All removal percentages were above 97%. 21 locates were performed in July.

As previously discussed, Freelance Technical Services installed a new PLC which powers and controls the blower electrical control system at the WWTP on June 15. During this project, Freelance observed an electrical issue with the high level float in the Return Activated Sludge lift station. The wiring to the high-level float switch is not NEC compliant and causes an electrical short when activated, which will damage the electrical system if left engaged. Freelance disabled the high-level float. Freelance is proposing to relocate the existing high-level float shut off from the blower control cabinet to the R.A.S. lift station control cabinet. This includes rewiring the existing timer and relay circuit and the installation of additional relays and bases. A quote was presented for \$1,890.00. Additionally, Buckeye Power Sales performed routine annual preventative

maintenance on all 3 generators on June 8. Cooling system service was recommended for the SR 26 generator. Buckeye quoted their service for \$1,243.60. MEG Services quoted the same service for \$1,240.00.

Larry Hayes made a motion to approve the repair for \$1,890 by Freelance Technical Services and the cooling system service by MEG Services for \$1,240. Seconded by John Kilmer. Motion carried 4-0.

The influent bar screen was successfully installed on August 3. The screen is functioning as designed. It appears there is a minimal amount of debris in the waste stream which is indicative of the grinder pumps milling the debris. The volume of debris will continue to be monitored to determine if regular trash services need to be implemented.

Indiana Pump Works (IPW) successfully installed the warranty replacement pump #2 on the main lift station on August 6. Last week, the Crossroads Church lift station began having trouble pumping down the wet well. IPW was contacted on an emergency basis and Five Star Septic was engaged to pump the wet well daily to avoid an overflow until IPW was able to respond. Astbury was able to get Five Star to reduce their pump-and-haul invoice by 10%. Astbury also agreed to waive their contractual 10% markup. Astbury had their utility locate and collection system teams investigate potential dead-heading issues along the force main during the week of August 2, including verifying pipe and air release valve (ARV) depths, and cleaning and inspecting the ARVs. The force main depths seem to indicate that the line has settled over the years, and there is a valve structure at the point where the force main turns east and goes under the creek that could be holding an air pocket. It is important to note that there is no access to that area as it is underground. A long-term solution could be to install an ARV at this location. At a minimum, these ARVs have been added to a semi-annual preventative maintenance schedule and will continue to be monitored.

Astbury will obtain quotes for the damaged pump impeller on the SR 26 lift station and for the access cover of the wet well on the main lift station (from Graves Sheet Metal).

Old Business

1. Monarch Springs RV Park Agreement - Brent Dechert, Dechert Law

Attorney Brent Dechert presented an updated agreement, adding language that makes it clear that Monarch is not paying a capacity/connection fee, that EDUs are assessed at 13 EDUs, and that no monthly billing from the District will begin until the total passes the construction costs. It was reported that Mr. Astbury hasn't been able to reach Mr. Statman to discuss Mr. Statman's concerns with using his land to run to the line to the RV Park. Discussion ensued regarding possible routes from SR 26 to the RV Park. Mr. Dechert is to provide a contact for Norfolk Southern.

2. Devon Woods Update - Christopher Kellner, BCS Management

Chris Kellner reported great progress with the Devon Woods assessment. 20 companies have been solicited for proposals for vegetation clearing, which is the first major step in the project. The following quotes were received as a result: \$200,000, \$20,000, and \$15,000. TrueCut won the bid at \$15,000. They will be assuming all liability and a certificate of insurance of \$1M has been submitted. A four foot path around the outside of the fence will be cleared and sprayed, including trees up to 6 inches in diameter. Only the discharge areas and working areas inside the fence will be cleared and sprayed. The next step will include installation/repair of the fencing and gates. This will be followed by camera/televising and inspections of the mains and counting laterals to see how many homes are actually connected to the system. Site clearing is to be completed by the end of August. The fencing and televising should be completed by the end of September. Astbury will be on site to review the operations piece as soon as the vegetation is cleared. The goal is to present all findings in October. An overflow was reported on the embankment on the east side towards the creek due to a clogged discharge piping. Roto-Rooter was called out to clear it at a cost of \$4,000. A quote of \$2,000 was given to cover the piping with a mesh to prevent debris from clogging it again. Mr. Kellner turned down the offer and instead

installed a wire mesh from filters that he had on hand at no cost. Astbury has already stated that the depth of the pond will need to be measured at some point. John Kilmer suggested obtaining discharge reports.

New Business

1. Presentation of BCS Management Services Renewal - Chris Kellner, BCS Management

Chris Kellner highlighted reporting from the past 2 years for the District. The District received \$915,880.01 in grants and loans at a very low rate, captured over \$67,000 in commercial revenue, added over \$66,394.56 in enforcement related funds alongside recurring billing for residential and commercial, recovered over \$20,000 in bad debt (liens), had \$89,000 in procurement savings, replaced 49 residential grinder pumps, increased cash reserves by \$234,000, and improved governance (the Board) and communication via a website platform. Mr. Kellner went on to present the contract renewal for BCS Management Services. It is a one year contract that begins on November 1, as the current contract ends on October 31. There is no increase to the cost of services and the scope of work is also the same with small caveats regarding Devon Woods or if another service area is added. That pricing would then be proportional to the assessed EDUs. The current assessment of EDUs is 535.

This agenda item was tabled until the next meeting in September.

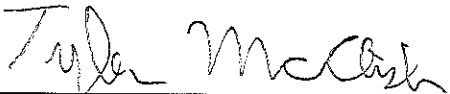
Public Comments (0 in attendance)

None

Adjournment

President Waymire asked if the meeting time and location could be added to the bill.

There being no further business to come before the board, *Larry Hayes moved to adjourn the meeting. Seconded by John Kilmer. Motion carried 5-0.* The meeting adjourned at 7:03 p.m. The next regular session will be held on September 8, 2026.



Board Member

Prepared and submitted by Justin Saathoff, BCS Management.