

**Minutes of the Greene County Regional Sewer District
Board of Directors
December 18, 2025**

The regular meeting of the Board of Directors of the Greene County Regional Sewer District was held at 8:30 a.m. on December 18, 2025, in the Commissioners' Room of the Greene County Courthouse. Present in person were Louis Massette, Allen Toon, Michael Turner, and Tim Turpen. Absent was Scott Oliphant. Also present in person were Board Attorney Marvin Abshire, Matt Miller, BFU, Inc., representatives Jeff Farmer and Connor Collier, Wessler Engineering representatives Tyler Hammerle and Tyler Graves, USTF CEO Bryant Niehoff, and American Structurepoint representative Will Lyon.

The meeting was opened by a pledge to the flag. Louis Massette called the meeting to order.

The first item of business was review and approval of the minutes from the November 20, 2025, regular meeting. Michael Turner moved, and Allen Toon seconded, to waive the reading and approve the minutes as presented. The motion passed 4-0.

Matt Miller submitted the Operating Fund Financial Report with yearly and month-to-month comparisons and claims' docket incorporated herein by reference. The cash balance as of November 30, 2025, was \$50,270.69. Matt Miller noted a payment was made toward the two new pumps that BFU installed. Matt plans to pay BFU \$10K each month for the additional pumps and labor. Matt would like to keep at least \$40K in the account. Looking at year-to-date expenses, Matt noted contractual services have increased. The Town of Bloomfield just billed the District for collections and payment will be reflected next month. Tim Turpen moved, and Michael Turner seconded, to approve the Financial Report and claims docket. The motion passed 4-0.

Next, USTF CEO Bryant Niehoff updated the District on the projects taking place at WestGate Tech Park after introducing Will Lyon from American Structurepoint. Bryant circulated a WestGate Utility Infrastructure Progress Report. Phase I Water and Wastewater Improvements include two new lift stations to serve new development including IPIF (Kratos) and RCE (Amentum) Facilities. Construction should be completed and in service by May 2026. This project is funded by READI 2.0 and administered by USTF. Will Lyon noted the Regional Sewer District will receive progress reports to remain informed.

Phase II Westgate Wastewater Treatment Plant is dependent upon receiving \$15M in Congressional direct spending. This phase anticipates a 2-year construction timeframe. \$10.5M is directly related to construction costs.

Crane Village design work will be funded with a \$400K grant from the Department of War. The design work will incorporate sewer lateral separation in the Village and eventual lift station to send the flow from the Village to the plant. The basic timeline is design work through 2026 and then when funding is available the improvements could begin. A wastewater plan will need to be in service before connection to the Sewer District.

Next, Bryant addressed Water Improvements. New water mains will be installed to support Phase I. Design is complete and under final review by utility. Plans include new larger mains for IPIF and RCE, improvements to the well field, improvements to two existing wells, add a third well, improve plant, and main upgrades.

Next, BFU representative Jeff Farmer provided a monthly report as follows:

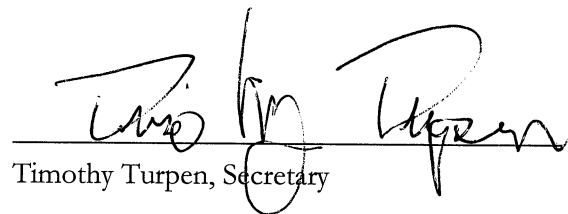
- Jeff Farmer noted it has been a pretty smooth month.
- A lot of construction activity is going on at WestGate. CACI laid blacktop over laterals before they were inspected. BFU is finding site managers to be unresponsive when it comes to inspections.
- Jeff visited other areas of construction and informed them they need to contact BFU before any pipes are in the ground.
- BFU responsibilities are increasing with new developments.
- Wessler will withdraw from construction spec review/rewrite.
- CACI hasn't paid availability fees or inspection fees.
- Jeff emphasized the District needs to be stringent about connection fees and inspections fees.
- Jeff suggested deferring BFU's contract until the January 2026 meeting. BFU is having difficulty keeping staff even though they receive generous compensation. There is a shortage of certified workers.

The next item of business was consideration of increase per EDU billing to all commercial customers, consistent with ordinance. In March 2025, the Regional Sewer District approved Ordinance 2025-01, "Amended and Restated Ordinance for Collecting Rates and Charges for Industrial Wastewater Users". The rates for commercial customers increased, but the District has not enforced it. Lou has a list of all non-residential customers of the District. Lou would like to give Matt Miller the list and have Matt coordinate with Town of Bloomfield Clerk Sondra Thompson to start enforcing the rates in January 2026. Lou also thinks that non-profit organizations like the fire department and churches should continue to pay the residential rate of \$50 per month. Allen Toon moved, and Michael Turner seconded, to authorize Lou to work with Matt Miller to facilitate notice to all non-residential customers that rates will increase in January 2026 consistent with Ordinance 2025-01. The motion passed 4-0.

In other business, Lou has recently learned firsthand that Eastern Heights Utilities is not doing anything to help people know about the Regional Sewer District. Bryant Niehoff noted that WestGate Authority has considered establishing a technical review committee for every construction. Marvin Abshire suggested attaching a letter from the District explaining services and costs for residential and industrial to a USTF cut sheet. It was also suggested that the Will-Serve letter contain more information.

There being no further business, Allen Toon moved, and Michael Turner seconded, to adjourn. The motion passed 4-0.

APPROVED this 15th day of January, 2026.



Timothy Turpen, Secretary

Greene County Regional Sewer District
Operating Fund Financial Report
Year-to-Date Thru November 30, 2020-2025

| | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Beginning Cash Balance | <u>\$ 13,524.92</u> | <u>\$ 15,424.83</u> | <u>\$ 56,068.46</u> | <u>\$ 78,033.53</u> | <u>\$ 89,929.39</u> | <u>\$ 44,387.29</u> |
| Receipts | | | | | | |
| Sewer Connection Permits | - | 3,990.00 | - | 25,800.00 | 10,750.00 | 27,840.00 |
| Sewer Collections | <u>97,058.50</u> | <u>96,460.47</u> | <u>98,328.82</u> | <u>102,699.49</u> | <u>107,394.69</u> | <u>106,158.95</u> |
| Total Receipts | <u>97,058.50</u> | <u>100,450.47</u> | <u>98,328.82</u> | <u>128,499.49</u> | <u>118,144.69</u> | <u>133,998.95</u> |
| Expenses | | | | | | |
| Utilities | 16,084.01 | 15,557.32 | 16,488.19 | 15,082.78 | 14,237.93 | 15,422.93 |
| Contractual Services | 36,766.75 | 31,876.23 | 31,984.52 | 37,731.08 | 45,618.98 | 58,506.02 |
| Repairs and Maintenance | 28,797.00 | 5,306.26 | 13,954.53 | 26,636.12 | 20,957.34 | 16,167.25 |
| Inspections | - | - | - | 5,250.00 | 1,500.00 | 1,515.00 |
| Locates | - | - | - | 1,030.35 | 2,034.25 | 1,654.40 |
| Materials and Supplies | - | 1,440.00 | 1,972.63 | 25,024.33 | 70,318.80 | 16,846.71 |
| Advance Repayment-GCRC | 8,448.00 | 7,744.00 | 7,744.00 | 7,744.00 | 6,336.00 | 17,583.00 |
| Collection Expense (Town of Bloomfield) | 4,092.00 | 4,284.00 | 3,496.00 | 1,732.00 | 4,196.00 | - |
| Office Expense | <u>32.96</u> | <u>402.99</u> | <u>342.28</u> | <u>-</u> | <u>-</u> | <u>420.24</u> |
| Total Expenses | <u>94,220.72</u> | <u>66,610.80</u> | <u>75,982.15</u> | <u>120,230.66</u> | <u>165,199.30</u> | <u>128,115.55</u> |
| Excess(Deficit) of Receipts Over Expenses | <u>2,837.78</u> | <u>33,839.67</u> | <u>22,346.67</u> | <u>8,268.83</u> | <u>(47,054.61)</u> | <u>5,883.40</u> |
| Ending Cash Balance | <u><u>\$ 16,362.70</u></u> | <u><u>\$ 49,264.50</u></u> | <u><u>\$ 78,415.13</u></u> | <u><u>\$ 86,302.36</u></u> | <u><u>\$ 42,874.78</u></u> | <u><u>\$ 50,270.69</u></u> |

Greene County Regional Sewer District
Operating Fund Financial Report
January 1, 2025 to November 30, 2025

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