

Minutes of the Greene County Regional Sewer District
Board of Directors
November 21, 2024

The regular meeting of the Board of Directors of the Greene County Regional Sewer District was held at 8:30 a.m. on November 21, 2024, in the Commissioners' Room of the Greene County Courthouse. Present in person were Louis Massette, Tim Turpen, Michael Turner, Allen Toon, and Scott Oliphant. Also present in person were Matt Miller, BFU, Inc. representatives Jeff Farmer and Connor Collier, Wessler Engineering representatives, Marty Wessler, Tyler Graves, and Tyler Hammerly, Commissioner Rick Graves, Board Attorney Marvin Abshire, and American Structurepoint representative Jeff Glover.

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 September 19, 2024, meeting. It is noted that the October 17, 2024, meeting was cancelled. Michael Turner moved, and Scott Oliphant seconded, to waive the reading and approve the minutes as presented. The motion passed 4-0.

Allen Toon arrived shortly after the meeting began.

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 September 30, 2024, was \$48,767.17 and the cash balance as of October 31, 2024, was \$38,992.91. Matt Miller noted the State Board of Accounts conducted an audit and he circulated the findings. Matt noted if anyone has any questions about the audit findings, he is happy to address them. Matt also mentioned two notable expenses in September were the annual Ziptility software fee and repairs and maintenance provided by BFU for a circuit breaker on Scotland Road. Notable October expenses include professional services paid to Miller & Associates for the year, payment to Wessler Engineering, and payment to BFU for surge protectors. Michael Turner moved, and Scott Oliphant seconded, to approve the Financial Report and claims docket. The motion passed 5-0.

Marvin Abshire presented an "Agreement for Accounting Services" between the District and M. Miller & Associates Corp. The Agreement shall be effective for a period of two years, commencing on January 1, 2025, and terminating on December 31, 2026. This agreement allows for the fixed rate of \$350.00 per month to be paid for professional services instead of billing hourly. Michael Turner moved, and Allen Toon seconded, to approve the Agreement for Accounting Services as presented. The motion passed 5-0.

Next, American Structurepoint's project manager for WestGate development Jeff Glover introduced himself to the board and presented its wastewater treatment plant and collection system progress update. Among other information provided, Jeff noted there have been two new customer requests. There has been a downturn in capacity need over the last several months. It has been recommended that a smaller plant will be needed at a savings of over \$2.5M than originally projected. Jeff provided a map highlighting the changing routes of water and wastewater improvements at WestGate.

Jeff Farmer noted he did not have anything to add regarding BFU's Operations Report.

The next item on the agenda was Prometheus project discussion. Marvin Abshire noted he was involved in an Economic Development meeting that could have a significant impact for Greene County if it comes to fruition. Wastewater coverage is currently not in the area of the proposed location off of Harvest Church Road. The developer will front funds for possible connection or a new package plant. An announcement will be made on December 16, 2024, to determine if the site location will be in Greene County.

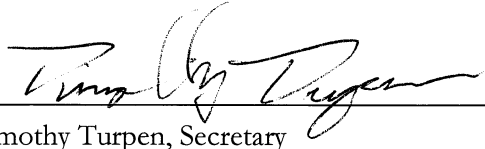
Marvin Abshire presented a "Sixth Amendment to Sub-Lease Agreement between Greene County, Indiana, by and through its Department of Redevelopment and the Greene County Regional Sewer District". The terms of the two-year Sub-Lease provide for the assumption of the Commission of certain costs and expenses of the District for an additional two years, terminating on December 31, 2026 increasing the monthly base rent from \$704.00/month to \$1,500.00/month. The question arose as to whether or not the district is also able to pay to the Commission an additional \$11.00 per month, per customer for those who live outside of Greene County. The next question arose as to how much the Regional Sewer District originally owes the Commission and how much is still owed. Marvin will gather additional information before the board approves the agreement. Scott Oliphant moved, and Michael Turner seconded, to table the matter. The motion passed 5-0.

The next order of business was the Board's 2025 meeting schedule. Allen Toon moved, and Michael Turner seconded, to continue to meet on the third Thursday of each month at 8:30 a.m. in the Commissioners' meeting room in the Greene County Courthouse. The motion passed 5-0.

Rick Graves suggested the Regional Sewer District and the Redevelopment Commission meet jointly in December to discuss the remaining amount owed from the Regional Sewer District to the Redevelopment Commission relating to the Sub-Lease Agreement. Meeting dates were discussed with an option to conduct a joint special meeting on December 13, 2024, at 9:00 a.m.

There being no further business, Scott Oliphant moved, and Michael Turner seconded, to adjourn. The motion passed 5-0.

APPROVED this 16th day of January, 2025.



Timothy Turpen, Secretary

Greene County Regional Sewer District
Operating Fund Financial Report
January 1, 2024 to October 31, 2024

	January	February	March	April	May	June	July	August	September	October	Total
Beginning Cash Balance	\$ 89,929.39	\$ 96,342.14	\$ 92,302.83	\$ 95,624.96	\$ 101,945.40	\$ 80,450.23	\$ 75,948.86	\$ 81,217.11	\$ 43,809.26	\$ 48,767.17	\$ 89,929.39
Receipts											
Sewer Connection Permits	-	-	-	-	10,750.00	-	-	-	-	-	10,750.00
Sewer Collections	14,316.60	6,604.50	9,959.70	13,144.70	11,743.55	3,440.60	10,460.21	8,667.10	14,135.03	6,318.60	98,790.59
Total Receipts	14,316.60	6,604.50	9,959.70	13,144.70	22,493.55	3,440.60	10,460.21	8,667.10	14,135.03	6,318.60	109,540.59
Expenses											
Utilities	1,355.00	1,570.02	1,364.02	1,225.02	1,270.02	1,255.04	1,239.00	1,299.77	1,393.02	1,170.02	13,140.93
Contractual Services	5,662.05	2,818.05	2,818.05	2,818.05	2,818.05	4,918.05	2,818.05	2,818.05	5,068.05	9,861.80	42,418.25
Repairs and Maintenance	-	2,057.74	1,628.45	915.19	3,724.26	100.00	1,466.31	4,050.00	1,794.80	4,840.59	20,577.34
Inspections	-	250.00	-	-	1,250.00	-	-	-	-	-	1,500.00
Locates	149.50	140.00	123.05	70.00	506.15	245.00	11.40	476.85	47.35	220.45	1,989.75
Materials and Supplies	33.30	-	-	-	33,716.24	719.88	(342.80)	36,022.28	169.90	-	70,318.80
Advance Repayment-GCRC	704.00	704.00	704.00	704.00	704.00	704.00	-	1,408.00	704.00	-	6,336.00
Collection Expense(Town of Bloomfield)	-	3,104.00	-	1,092.00	-	-	-	-	-	-	4,196.00
Office Expense	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	7,903.85	10,643.81	6,637.57	6,824.26	43,988.72	7,941.97	5,191.96	46,074.95	9,177.12	16,092.86	160,477.07
Excess(Deficit) of Receipts Over Expenses	6,412.75	(4,039.31)	3,322.13	6,320.44	(21,495.17)	(4,501.37)	5,268.25	(37,407.85)	4,957.91	(9,774.26)	(50,936.48)
Ending Cash Balance	\$ 96,342.14	\$ 92,302.83	\$ 95,624.96	\$ 101,945.40	\$ 80,450.23	\$ 75,948.86	\$ 81,217.11	\$ 43,809.26	\$ 48,767.17	\$ 38,992.91	\$ 38,992.91

Additional Information:

Cash Balance as of November 15, 2024 \$ 38,076.18

Unpaid Claims as of November 15, 2024 \$ -

Greene County Regional Sewer District
Operating Fund Financial Report
Year-to-Date Thru October 31, 2019-2024

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Beginning Cash Balance	\$ 26,649.73	\$ 13,524.92	\$ 15,424.83	\$ 56,068.46	\$ 78,033.53	\$ 89,929.39
Receipts						
Sewer Connection Permits	-	-	3,990.00	-	25,800.00	10,750.00
Sewer Collections	<u>71,171.70</u>	<u>89,951.90</u>	<u>88,417.97</u>	<u>85,247.55</u>	<u>96,246.79</u>	<u>98,790.59</u>
Total Receipts	<u>71,171.70</u>	<u>89,951.90</u>	<u>92,407.97</u>	<u>85,247.55</u>	<u>122,046.79</u>	<u>109,540.59</u>
Expenses						
Utilities	16,235.16	14,637.16	14,276.30	16,469.17	12,635.76	13,140.93
Contractual Services	27,437.00	33,253.75	28,346.16	29,524.35	35,061.80	42,418.25
Repairs and Maintenance	23,687.42	28,447.00	5,306.26	13,954.53	20,168.79	20,577.34
Inspections	-	-	-	-	5,250.00	1,500.00
Locates	-	-	-	-	842.05	1,989.75
Materials and Supplies	158.16	-	1,440.00	1,972.63	25,024.33	70,318.80
Advance Repayment-GCRC	7,744.00	7,744.00	7,040.00	7,040.00	7,040.00	6,336.00
Insurance	1,035.00	-	-	-	-	-
Collection Expense (Town of Bloomfield)	792.00	4,092.00	4,284.00	3,496.00	1,732.00	4,196.00
Office Expense	<u>82.95</u>	<u>32.96</u>	<u>402.99</u>	<u>342.28</u>	<u>-</u>	<u>-</u>
Total Expenses	<u>77,171.69</u>	<u>88,206.87</u>	<u>61,095.71</u>	<u>72,798.96</u>	<u>107,754.73</u>	<u>160,477.07</u>
Excess(Deficit) of Receipts Over Expenses	<u>(5,999.99)</u>	<u>1,745.03</u>	<u>31,312.26</u>	<u>12,448.59</u>	<u>14,292.06</u>	<u>(50,936.48)</u>
Ending Cash Balance	<u>\$ 20,649.74</u>	<u>\$ 15,269.95</u>	<u>\$ 46,737.09</u>	<u>\$ 68,517.05</u>	<u>\$ 92,325.59</u>	<u>\$ 38,992.91</u>