

The Tippecanoe Chapman Regional Sewer District Board met in regular session on Monday, April 13 2026, at 6:30 pm at the North Webster Community Center and via Zoom at: [https://us02web.zoom.us/rec/share/db3Whh2ST4aS-9bQrzkDucUp6LzutkDliM6gwUq482KQQp0otxHxcNfJCUYxB0Py.mQYPB8v-SzEa\\_918](https://us02web.zoom.us/rec/share/db3Whh2ST4aS-9bQrzkDucUp6LzutkDliM6gwUq482KQQp0otxHxcNfJCUYxB0Py.mQYPB8v-SzEa_918)

MEETING ATTENDANCE: Neil Myers called the meeting to order at 6:35 PM, and the Pledge of Allegiance was given in unison.

ROLL CALL:

TCRSD Board: Neil Myers, Jacob Yahne, Brian Davison, and Bob Weaver

Not Present: Kim Hathaway, Ed Ormsby, Jeff Thornburgh (joined by zoom @ 6:55 p.m.)

Carson, LLP: Andrew Boxberger, Esq.

JPR: Steve Henschen, P.E., Jennifer Ransbottom

Baker Tilly: Jeff Rowe

Astbury: Matt Rippey

1. APPROVAL OF MINUTES

a. March 9, 2026

Minutes of March 9, 2026, Monthly Board meeting were presented. Bob Weaver made a motion to approve the minutes of the March 9 meeting. The motion was seconded by Jacob Yahne. All were in favor. The motion was approved unanimously.

2. APPROVAL OF FINANCIAL REPORTS

a.) Monthly March 2026 Financial Report and Bank Reconciliation

Jeff Rowe indicated the March financials for Tippy/Chapman need to be amended as there are some changes that he noticed need to be made so he would like to wait and have those changes done and bring them to the board next month. One correction that needs to be made is the \$1.3 Million transfer to BONY from the District funds which needs to be correctly reflected in cash balance. It is still the District's money but BONY is holding it. But Jeff indicated that the current financials are not showing it as such and that is what needs to be amended for next month. That is a one-sided entry.

Two other corrections are under Webster- one is the outstanding sewage BAN of \$784K is no longer outstanding – it was paid off at the SRF closing – this needs to be corrected. And the closing of the SRF loan and the forgivable BAN under the indebtedness section that is on page 15. BT will correct and submit a corrected version for next month's meeting.

b.) Approval of Claims

Neil Myers presented Claims for the approval of 36-line items from the Tippy/Chapman Operations Account totaling \$205,192.76.

c.) Gemini Monthly Deposit report from March 1 to March 31

Neil Myer reported the total monthly income was \$172,034.51 with a wastewater penalty of \$937.95 for a total wastewater collection of \$172,972.46. The deposit breaks down as follows:

- o Residential \$140,971.82
- o Commercial \$11,569.34
- o Vacant Lot \$736.10
- o Mobile Homes \$15,553.22
- o Multi-Family \$2,011.30
- o Rental \$1,104.38
- o Church \$88.35

Brian Davison made a motion to accept the claims presented in the amount of \$205,192.76 as presented. The motion was seconded by Jacob Yahne. All were in favor. The motion was approved unanimously.

3. FINANCIAL CONSULTANT UPDATE

1. None

10:37 TIME

4. OPERATIONS UPDATE

a.) Astbury Report

Matt Rippey reported there has been many issues with all the rain and flooding during the first week of April. This has caused major flooding within the district's service area. Astbury's crews have responded to several grinder stations with submerged lids and alarms going off. The flows from the system have increased from an average flow of 112,200 gallons/day to 305,000 gallon/day during the first week of April. This is a 170% increase in flow.

Astbury will make a list of the grinder stations they found underwater and will go back and inspect them for water damage and provide a list to the district next month.

There were also two campgrounds that had issues, but they believe there were open clean outs or connections to trailers. Astbury is working with the owners of the campgrounds to determine what the issues are at the campgrounds.

Not all areas with flooding are in a flood plain area -

Flows right now have gone down but are still about 20-30K higher than normal.

Next board meeting Astbury will provide a list of the different issues they found.

Service electric damaged at riser located at 4678 E Armstrong road has been rescheduled due to Nipsco being on strike. Astbury will advise when this gets completed.

Total flow for March was 3,478,200 gallons; the average flow was 112,200 gallons per day. There were a total of eight service calls in March and there were eighty-nine utility locates.

The hydrogen sulfide levels were logged in the control manhole located at 100 N and Pound Road in Warsaw. The average level was 15.7 parts per-million (ppm). Astbury is planning to rotate the location of the H<sub>2</sub>S monitor to all three (3) of the district's lift stations over the next couple of months. Since hydrogen sulfide gas can have a corrosive effect on equipment and concrete structures, Astbury will be checking the levels at each lift station to see if additional measures need to be taken for additional control.

Brian Davison asked a question regarding the balance left in the maintenance fund and if more would need to be added if hydrogen sulfide was going to be ordered. The maintenance fund replenishes in May or June so it appears if it goes over that Astbury will invoice the district.

Steve Henschen indicated he has asked Matt if it was 100's, 1000's or ten's or pumps that were affected by the flooding. Matt indicated that it was approximately 90 or so.

Jeff Thornburgh joined the meeting by Zoom at 6:55 p.m.

Additional discussion regarding the pumps and the flooding issues continued and Astbury provided a list of which pumps were worked on and the location.

Steve Henschen mentioned that the District's ordinance prohibits clean water and stormwater from entering the system.

Jeff Thornburgh wanted to know if there was a way to make improvements to the 80-90 pumps so that going forward during flooding these issues will not happen again. Matt indicated that going through and looking to make sure the lids are installed correctly, the pipes are not damaged and stuff like that is what they will be doing to make sure things are in order and done properly. Matt did have a couple of residents call concerned that the sewage was contaminating the lake, but the system is a closed system, and it did not go into the lake.

Matt indicated that customers should be able to flush the toilets even if there is flooding but if not then there might be something wrong with the lateral. Steven Henschen also indicated that the property owner could also have a sump pump connected which is not allowed and can overwhelm the system quickly. Steve indicated what Matt was saying that if there are some pumps that are having issues Matt can work on those to convert them to a flood plain kit. So, when Matt reviews with the board next month he will have a list of those pumps to determine which ones he believes needs to be converted to a flood plain kit.

Steve also indicated that the Flood Plain Kits were installed on the pumps where the houses were in the flood zone. Unfortunately, when doing the design, we are not aware of all areas of flooding that are local and not in the maps.

Neil indicated that he did not have issues and he is in the floodplain but does not believe he has a flood plain kit on his – his neighbor however did have issues. Neil also mentioned that this was an extraordinary high-water event where it was nine' over the normal flooding. That they do get flooding, but this was rare occurrence that they had not seen. But identifying these areas where the flood plain kits can be installed will be beneficial.

Neil further discussed that once Astbury produces the list then it could be reviewed at the Engineering Committee level and determines when and who should get these repairs, etc.

Both Jeff Thornburgh and Neil Myers indicated that with the various property owners they talked to they were all happy with the response times they received from Astbury in getting to their alarms and pumps to check them out.

5. SUBCOMMITTEE REPORTS

- a.) Finance Committee – No report.
- b.) Engineering Committee – No report

6. ENGINEERING UPDATE

A. JPR Engineering Update

Steve Henschen reported the following:

- 1) Customer Connections – there were no customer connections in February.
  - a) Connections completed

TIPPY / CHAPMAN CUSTOMER CONNECTION STATUS REPORT							DATE: 3/5/2026	
DESCRIPTION	CONTRACT A		CONTRACT B		CONTRACT C		OVERALL TOTALS	
	(Each)	(%)	(Each)	(%)	(Each)	(%)	(Each)	(%)
Total Connections by Area*	671		675		444		1790	
Connections Completed	614	92%	600	89%	405	91%	1619	90%
Connections Not Yet Completed	31	4%	61	9%	37	8%	129	7%
Vacant Lots or New Builds Not Yet Connected	26	4%	14	2%	2	0.5%	42	2%
Permits Received for Connections Not Yet Completed	16		24		11		51	

\*Includes vacant lots being served by grinder stations

Customer connection deadlines-

<u>Contract</u>	<u>Final Notice deadline.</u>
Contract A	December 22, 2025-Notice letters sent by certified mail on January 14, 2026
Contract B	May 13, 2026
Contract C	June 26, 2026

No fees if connected within 6 months from the above state deadline.

General Engineering Services

- a) Proposed developments within service area
  - i) Tippy Heights development on Stanton Drive- no change since last month
    - (1) Construction of gravity sewer near completion
    - (2) Still need to install two duplex grinder stations
    - (3) Expect to be completed in a few months.
    - (4) First house is under permitting process for Section 1
  - ii) Former Pie Eyed Petey's site- no updates this month
    - (1) May be redeveloped into:
      - (a) 9 condo units

- (b) Restaurant/ brewery
      - (c) Currently going through rezoning
    - iii) T 52
      - (1) Part of original Baptist camp may be redeveloped into luxury storage units (up to 28 units) with common bathroom facility -No updates this month.
        - (a) Currently going through rezoning
  - b) Small Site plan reviews- routed through the county.
    - i) Reviewing to confirm if there are any proposed improvements impacting or encroaching on District facilities or easements.
      - (1) Reviews performed in March 2026- 7 reviews.
    - ii) Section 1 permit reviews- 4 permits issued.
- 2) Webster Lake Service Area- East Shore
  - a) Final Design-
    - i) 100% complete
    - ii) Permits
      - (1) IDEM Wastewater Collection System- received.
      - (2) County Highway- received.
      - (3) DNR- Lake Preservation Act- should be issued in next few weeks.
      - (4) Construction Stormwater Runoff- submitted Notice of Intent- no further action.
  - b) Easement progress
    - i) 176 returned and executed (88%)
    - ii) 25 not returned yet
  - c) Vacant lot /non sewage producing structures.
    - i) 14 property owners have requested service for vacant lots prior to Jan 31 deadline and will be included in the base project.
  - d) Variance invoices for non-standard installations-
    - i) invoices were sent to 21 property owners on March 13, 2026
    - ii) payments are due- April 12, 2026
    - iii) 5 payments received to date
    - iv) Total of all variance invoices- \$53,422.26
  - e) Construction Update
    - i) Notice to proceed issued to Selge Construction Company, Inc. on April 1, 2026
    - ii) Construction has started with tree removal at Pump Station site.
    - iii) Contractor submittal process is underway (for equipment and materials
    - iv) Next steps-
      - (1) Contractor will set stakes for grinder stations and other structures.
      - (2) JPR District will send letters explaining grinder station stakes.
      - (3) Pipe and materials deliveries.
      - (4) Initial construction coordination to review overall project schedule and contractor work plan.
  - f) Billing update
    - i) First set of coupon books for interim rates will be sent in April with explanation letter.
    - ii) First payments will be due on or about May 20, 2026
  - g) Overall project schedule
    - i) Begin Construction April 2026
    - ii) Complete Construction May of 2027
    - iii) Customer Connections begin- June of 2027

\* Includes vacant lots being served by grinder stations

### 3) General Engineering Services

- a) Proposed developments within the service area
  - i. Tippy Heights development on Stanton Drive- no change since last month
    - (a) Construction of the gravity sewer is near completion.
    - (b) Still need to install two duplex grinder stations
    - (c) Expect to be completed in a few months.
    - (d) The first house is under the permitting process for Section 1
  - ii. Former Pie Eyed Petey's Site
    - a) May be redeveloped into:
      - i. 9 condo units
      - ii. Restaurant/brewery
      - iii. Currently going through rezoning
      - iv. Expecting submission of Section 2 in the coming months
  - iii. T 52
    - a) Part of the original Baptist Camp may be redeveloped into luxury storage units (up to 28 units) with a common bathroom facility.
    - b) Currently going through rezoning

7. CUSTOMER CONNECTION UPDATE

Final Customer connection notices were sent in January for Contract A. The final connection date for Contract B is May 13, 2026, and Contract C is June 26, 2026. Andy Boxberger discussed the timeline and penalties for Contract A starting and a letter for the property owners who have not paid will be prepared and reviewed to go out soon. Certified letters went out for Contract A so 90 days after that the District can start charging penalties if they want to – that letter Andy will prepare and figure out the date in which to send the letter. Contract B letters will be sent out as well and will be prepared to go out for next month.

8. LEGAL COUNSEL UPDATE

- a. Inclusion of Territory – 34 EMS C31

Andrew Boxberger stated the property located at 34 EMS C31 was outside the district boundary but wishes to be included in the district. Steve Henschen stated that the property owner is now having a failing septic issue. They are interested in connecting to the system. They will buy their own grinder, install it and then dedicate it back to the district. The district will need to approve this property being included into the district and being forwarded onto the county for tentative approval. Then once the County Commissioners approve it will come back to this board for approval. This process has been done for about a dozen properties so far now.

Bob Weaver made a motion to approve 34 EMS C31 for Inclusion of Territory to be forwarded to County Commissioners for approval. The motion was seconded by Jacob Yahne. Roll Call Vote was taken Bob Weaver –yes, Brian Davison–yes, Jacob Yahne–yes, Jeff Thornburg–yes, and Neil Myers–yes. The motion was approved unanimously.

9. EAST WEBSTER UPDATE

- a. Update from Local Group

Jacob Yahne had no update.

b. Financial Advisor Update – Jeff Rowe

i. SRF Funding

Jeff Rowe the closing took place.

c. Legal Counsel Update

- i. Interim Rates to Start – May 1 – 2026 Construction of some trees has started. Once construction has started the interim billing rate will start which is \$60.64/month.

d. Engineering Update

Webster Lake Service Area – East Shore

Variance invoices have gone out to property owners – approximately 25 for about \$55K. This is additional income to the project which will go towards construction costs.

Construction update – trees were taken down at the end of the month. Letters have been drafted regarding construction staking. These letters will be sent out in a few weeks to every property owner in a few weeks once the contractor starts staking to let them know why the stake is in their yard and what it means. A formal construction meeting will be scheduled soon.

Natural gas generator was planned – Selge is doing a change order for an alternate to diesel which will result in an increase of about \$10K. Had \$30K allowance for utility upgrades budgeted so will be able to cover it.

Also working on Change Order for the 60-70 site visits for grinders that have been completed. This change order will result in a deduction of around \$50-\$100K. That Change order for both those will be presented to the board next month for approval.

Andy Boxberger mentioned that a notice to the property owners needed to be sent out – this was then discussed that it could be included in the letter regarding the staking or the billing letter.

Steve Henschen discussed that because federal funds are being used on the project Davis Bacon Wages must be followed and a proposal from Lori Shipman Consulting, LLC was presented. Questions were asked and it was mentioned that the contractor is not allowed to self-report. This is a requirement of the federal funding agency.

Jacobe Yahne made a motion to approve the Lori Shipman Consulting, LLC contract in the amount of \$12,000. The motion was seconded by Brian Davison. Roll Call Vote was taken Jeff Thornburgh–yes, Bob Weaver– yes, Jacob Yahne–yes, Brian Davison–yes, and Neil Myers–yes. The motion was approved unanimously.

Jett Thornburgh asked Jeff Rowe a question regarding the financials and Jeff Rowe indicated that he is going to correct the financials as there is a transfer of funds to BONY that needs to be shown on the financials.

10. GENERAL DISTRICT BUSINESS

- A. District Administrator Hours – Wednesdays 9:00 AM to 1:00 PM
- B. Other Business

11. PUBLIC INPUT

No public input.

12. ADJOURNMENT

Brian Davison made a motion to adjourn. The motion was seconded by Jacob Yahne. Roll Call Vote was taken Jeff Thornburgh–yes, Brian Davison–yes, Neil Myers–yes, Bob Weaver–yes and Jacob Yahne– yes. The motion was approved unanimously.

The meeting adjourned at 7:32 PM.

[https://us-partner-integrations.egnyte.com/msoffice/wopi/files/32261400-26af-461f-844b-b8ffc681ece8/WOPIServiceId\\_TP\\_EGNYTE\\_PLUS/WOPIUserId\\_70.jpr.egnyte.com/1.a.2026-04-13 Board Meeting Minutes.docx](https://us-partner-integrations.egnyte.com/msoffice/wopi/files/32261400-26af-461f-844b-b8ffc681ece8/WOPIServiceId_TP_EGNYTE_PLUS/WOPIUserId_70.jpr.egnyte.com/1.a.2026-04-13%20Board%20Meeting%20Minutes.docx)