

# Marshall County Regional Sewer District Board Meeting Minutes

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Marshall County Building – 112 W. Jefferson Street, Room 203, Plymouth, IN 46563

The Marshall County Regional Sewer District Board met in a regular session on Wednesday, August 14, 2024, at 9:00 AM at the Marshall County Building located at 112 W. Jefferson Street, Room 203, 2<sup>nd</sup> Floor, Plymouth, IN 46563.

MEETING ATTENDANCE: The meeting was called to order at 9:00 AM by Thomas McFadden.

## 1. ROLL CALL:

MCRSD Board: Thomas McFadden, Brenda Meyers, Diann Parsons, Debbie Palmer, Jay Stone, and Don Ecker, Jr. (by Zoom)

Not Present: Christopher Spier

Baker Tilly:

Carson, LLP: Atty. Christopher Nusbaum

JPR: Jennifer Ransbottom and Kenneth Jones, Jr.

## 2. PUBLIC COMMENT:

**Statement:** Anyone wishing to speak needs to state their Name and Address for the record and will have 3 minutes to speak. Your comments will be made as a part of the public meeting.

NONE

Public Comments closed.

## 3. MEETING MINUTES:

Minutes from the Monthly Board meeting July 10, 2024, were presented, and reviewed by the board members. Debbie Palmer made a motion to approve the meeting minutes for the Monthly Board meeting. Motion seconded by Diann Parson. Roll Call was held, and all were in favor. The motion was approved unanimously.

## 4. FINANCIAL REPORT and CLAIM APPROVALS:

Jennifer Ransbottom from JPR presented the monthly financials for July 2024. The account balance at the end of July was \$2,827,774.75, including the BAN. There was one disbursement to Carson LLP. ARPA Grant balance is \$43,070.67. Construction loan balance at \$2,784,703.88. Will be paying funds out of ARPA to reduce to a zero balance and then the rest will come from BAN, this was worked out with Baker Tilley

Claims were discussed and reviewed in the amount of \$154,235.54 Invoices to be paid are as follows:

Baker Tilley – 3,608.75

Carson LLP - \$7,267.50

JPR - \$143,359.29

Brenda Meyers made a motion to approve Financial Reports and Claims in the amount of \$154,235.54. Motion seconded by Don Ecker, Jr. Roll Call was held, and all were in favor. The motion was approved unanimously.

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## 5. LEGAL COUNSEL UPDATE:

Christopher Nusbaum reported at the Engineering Meeting an item discussed was the Easement Agreements from the users in the District. They were reviewed and are ready to be utilized.

## 6. INSURANCE COMMITTEE UPDATE:

- a. None

## 7. ENGINEERING COMMITTEE UPDATE

### a. Meeting – July 24, 2024

Kenneth Jones reported significant progress on the overall base map for PSA 1. Over 90% of the reduced topography has been received from the sub-consultant from our Lidar Drone photography. The base drawing will be shared with the Board for their review and can be shared.

Have reviewed the pump station sites: PS 1 around Redwood Road and 12<sup>th</sup> Road and PS near the intersection of Olive Trail and 11<sup>th</sup> Road.

Debbie Palmer made a motion to approve the Engineer Committee minutes of July 24, 2024, as presented. A motion was seconded by Brenda Meyers. Roll Call was held, and all were in favor. The motion was approved unanimously.

## 8. ENGINEERING UPDATE:

### a. Project Tracking Tool

The Progress Tracking Table was included in the Board packet for Board members to review.

### b. Just Compensation – Dave Myers

Christopher Nusbaum reported when purchasing or acquiring property, Federal and State law, from where the funds will be obtained, requires giving Just Compensation to anyone whose land rights will be acquired, whether Fee Simple or Easements. To do this need to know the value of the ground that will be potentially acquired and for easements have a Just Compensation memo that authorizes JPR and with the assistance of a valuation advisor to be able to put together Waiver Valuations. Federal law indicates if giving Just Compensation to someone the property has to be appraised unless the value of that ground is less than \$10,000. There is also the ability to increase the amount to less than \$25,000 by a Board Resolution. A question was raised if any local appraisers would be offended for not selecting a local. Christopher Nusbaum stated that any local brokers or appraisers would have the expertise to provide Waiver Valuations.

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c. Resolution

The Resolution approving the method for the determination of Just Compensation was presented.

Brenda Meyers made a motion to approve the Resolution to Approve the Method for the Determination of Just Compensation. The motion was seconded by Jay Stone. Roll Call was held, and all were in favor. The motion was approved unanimously.

9. PRE-DESIGN ACTIVITIES:

a. General Update

This report was included in the Board packet for the Board members to review.

b. City of Plymouth – Update

Christopher Nusbaum stated a draft of a proposed document from the City of Plymouth. He has begun to review as well as circulate the document with the Engineering Team and Baker Tilley. There are some items to discuss and negotiate. This can be discussed in the Executive Session. It is suggested to proceed to discuss in an Executive Session or if the Board would like to delegate to the Engineering Committee.

Brenda Meyers made a motion to delegate the Interlocal Agreement to the Engineering Committee. The motion was seconded by Diann Parsons. Roll Call was held, and all were in favor. The motion was approved unanimously.

10. FINANCIAL CONSULTANT UPDATE:

a. No Report

11. ANY OTHER BUSINESS:

ADJOURNMENT:

Jay Stone made a motion to adjourn the meeting. The motion was seconded by Brenda Meyers. Roll Call was held, and all were in favor. The motion was approved unanimously. The meeting adjourned at 9:39 AM.