

Marshall County Regional Sewer District Board Meeting Minutes

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, January 8, 2025, at 9:00 AM at the Marshall County Building located at 112 W. Jefferson Street, Room 203, 2nd 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, Don Ecker, Jr. and Christopher Spier

Baker Tilly:

Carson, LLP: Andrew Boxberger, Esq.

JPR: Kenneth Jones, Jr., Alexandra Nahrwold, and Diana Campbell

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 of the December 11, 2024, Monthly Board meeting were presented and reviewed by the board members. Christopher Spier made a motion to approve the minutes of December 11, 2024. The motion was seconded by Don Ecker, Jr. All were in favor. The motion was approved unanimously.

4. FINANCIAL REPORT and CLAIM APPROVALS:

a.) Diana Campbell reported that the account balance at the end of December 31, 2024 was \$2,471,067.69. Interest income of \$98,571.

b.) Diana Campbell reported no Claims were submitted.

Diann Parsons made a motion to approve the Financials and the Monthly Claim Approval form in the amount of \$2,471,067.69. The motion was seconded by Debbie Palmer. All were in favor. The motion was approved unanimously.

5. LEGAL COUNSEL UPDATE:

a.) Easement Packets

Andrew Boxberger, Esq., indicated there is not a draft easement packet as indicated on the agenda. The easement packet was reviewed and approved at a previous meeting. He stated there have been discussions regarding not knowing whether there will be a capacity fee charge that is mentioned in the letter. This decision will not be known until the funding

Marshall County Regional Sewer District Board Meeting Minutes

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

and grant information is known. It is recommended to move forward as easements will be required from every property owner.

b.) Officers for 2025

Andrew Boxberger stated the slate of officers presented are: Thomas McFadden, President; Brenda Meyers, Treasurer; Diann Parson, Secretary; and Jay Stone, Vice President.

Debbie Palmer made a motion to approve the slate of officers: Thomas McFadden, President; Brenda Meyers, Treasurer; Diann Parson, Secretary and Jay Stone, Vice President. Don Ecker, Jr. seconded the motion. All were in favor of the motion. The motion was unanimously approved.

6. INSURANCE COMMITTEE UPDATE

a.) Bond Execution – Thomas McFadden

Thomas McFadden signed the bond at the end of the meeting.

7. ENGINEERING COMMITTEE UPDATE

a.) Land Acquisition and Easement – Continuation/Next Steps

- Ken Jones stated a location for PS #1 may be secured and final negotiations are in the works.
- JPR is working on the Hudson/Saugany Lake project in LaPorte County. When the bids came back JPR was the low bidder. Now this District is looking at options to keep an affordable monthly rate. Ken Jones encouraged the Board members to begin to think and research what they think is an affordable monthly rate. He stated the rate of construction inflation has increased 20% within 2 years.

Ken Jones stated that JPR is reviewing the PER to ensure the most recent assumptions are current and will be working with Baker Tilley to do an updated rate calculation. Debbie Palmer indicated what is of concern is property owners will be asked to go from a zero monthly payment to not be under \$100 a month may not be realistic. Anything is going to be perceived as too much. Andrew Boxberger, Esq. indicated the benefits of the sewer are that it is not going from \$0 to \$100 a month because a septic system is approximately \$25,000, but in addition to the clean water aspect and dramatically increased property values.

Thomas McFadden stated the more difficult point will be when bills are sent and people are not connected, which lasts through construction, about 2 years.

Don Ecker, Jr. inquired what the average financial impact on property values with a sewer? Andrew Boxberger, Esq., indicated he did not have the numbers but knows it dramatically increased for homes on the lake with sewer. Don Ecker, Jr., inquired about the impact on farmers. Andrew Boxberger, Esq., indicated farmers with 10 acres or more are probably exempt.

Marshall County Regional Sewer District Board Meeting Minutes

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

8. ENGINEERING UPDATE

a. Project Tracking Tool

Project Tracking tool distributed in Board packet for members review.

9. PRE-DESIGN

a. General Update included in the Board packet.

b. City of Plymouth – Interlocal Agreement Update

Ken Jones stated they had been waiting for Baker Tilley to schedule the meeting, but to date, a meeting has not been arranged. Ken Jones will be reaching out to Jeff Rowe for talking points for meeting with the City of Plymouth.

10. FINANCIAL CONSULTANT UPDATE:

No Report

11. ANY OTHER BUSINESS BROUGHT BEFORE THE BOARD

12. ADJOURNMENT:

Christopher Spier made a motion to adjourn the meeting. The motion was seconded by Jay Stone. All were in favor. The motion was approved unanimously.

The meeting adjourned at 9:38 AM.