

WELLS COUNTY REGIONAL SEWER DISTRICT BOARD MEETING MINUTES
March 8, 2021

Board members present:

Mike Mossburg
Leon Berning
L.A. Brown
Bruce Stinson
Andy Stoller

Nate Rumschlag, County Engineer
Ryan Lefeld, Choice One Engineering
Mark Burry, Attorney Miller, Burry & Brown

Call to Order

Mike called the meeting to order with the pledge and prayer by LA Brown.

Approval of Minutes

Approval of Minutes from Feb 8th and 15th meeting. Motion by Leon, 2nd by Bruce. Motion Carried 5-0.

Review of Claims

Review of claims presented by Nate and Trent for claims from BCS Management, Miller Burry & Brown, Indiana Finance Authority, Honegger Ringger and Beechwood Search for a total of \$19,661.00. The claim for Baker Tilly for \$55,000 was withdrawn since this will be paid at the project closing and not directly from the board's operating account. Motion to approve the claim by Bruce and 2nd by Leon. Motion carried 5-0.

Board Comments

Nate commented that the board should wait to address the acceptance of the treatment agreement with Bluffton for Mark Burry's portion of the meeting.

Engineering Reports

Ryan stated that the next PER is ready for a meeting and dates can be established when ready.

Ryan presented the Wessler agreement on the inspection services. He presented it for review and no action is expected until the April meeting. Ryan asked about the working group meeting with RCAP/SRF. He asked about having a board member volunteer.

LA asked how critical is the testing of areas? Ryan commented that it will be helpful for answering questions on the needs.

Ryan stated that the estimates for construction in the PER are assumed high.

Billing Services – Lee VonGuten

Mike introduced to the board Lee Von Guten that he has offered to provide the billing services for the district. Mark asked about sending bill samples, how to make payments, setting up payments and email billings. Lee did not recommend the use of credit cards if they can be avoided.

Board then discussed how the superintendent would cover questions and the goal was to have the superintendent answer technical questions and let Adams Wells answer questions on the status of billing.

Discussion led to the board recommending that Nate and Mark meet with Lee to draft the service agreement for billing to start for the Month of May.

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Nate noted that there have been 3 exemptions filed with the health department.

Attorney Comments

Mike asked what the status of the volunteer connection letters results were.

Mark reviewed the 3 scenarios:

Nate and Mark distinguished between the voluntary connections for the properties in the project. One option is for existing homes NOT within the project that would be eligible for use of the funds in what could be considered a "request to connect".

A second option would be for existing homes INCLUDED in the project but were beyond the 300 feet which are currently being pursued for voluntary connections. These properties would qualify for exemptions from connecting, but the district has funds in the project for their connection.

The third option is for properties WITHOUT a home, but the owner is asking to reserve connections for development purposes.

Mark read the draft agreement for the voluntary connections. This will be a first come first serve basis contingent upon available project funds.

Following the discussion, LA Brown made a motion to accept the two new voluntary connections presented to the board. Motion was 2nd by Andy. Motion carried 5-0.

Mark commented that the agreement for existing homes near the project is a form of "Last Chance" agreement as the project develops. Once construction is past the immediate home it is difficult to justify the cost to add the tap in later. Mark commented that is very difficult to know who is thinking about connecting.

Nate reviewed how the New construction voluntary connection could work for future development in the area along with property splits and sell-offs. Mark pointed out that use of the grant funds are for septic elimination, and use for new development should be limited.

Mark pointed out the schedule for how official documents are issued to the website.

Mark presented the final Liberty Center Treatment Agreement with Bluffton. Mark read through the agreement updates and recommended to the board that we proceed with approval. Motion by LA and 2nd by Andy to approve the treatment agreement as presented. Motion carried 5-0.

Mark presented a resolution for the District to maintain a Drug Free Work Place.

Bruce made a motion to approve Resolution 2021-05. Motion was 2nd by LA Brown. Motion carried 5-0.

Mark commented that 3 easements were signed since the last meeting.

Board Comments

No further board comments.

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Public Comments

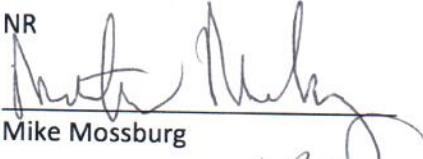
Trent Markley questioned the reason for the fire department member rates and what to expect for the bill. If he had to total all volunteers for the rate they would be much higher. Discussion that the board would institute the floor rate of \$95/month for the FD due to the number of volunteers.

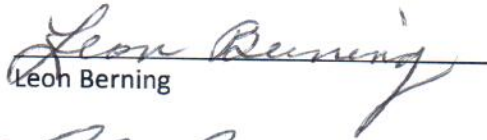
Board discussed the \$15,000 tap potential and also a question on the ability for a new home to connect to the district.

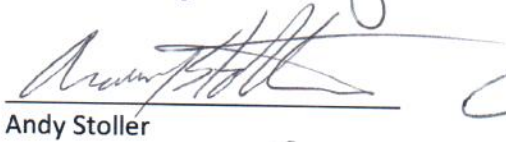
Motion to adjourn – Bruce, motion 2nd by LA. Meeting adjourned. 5-0

Next meeting is a regularly scheduled meeting for April 12th at the regular time.

NR


Mike Mossburg


Leon Berning


Andy Stoller


Lewis A. Brown


Bruce Stinson