

MINUTES OF PUBLIC HEARING

OF THE BOARD OF TRUSTEES OF TURKEY CREEK REGIONAL SEWER DISTRICT

The Board of Trustees of the Turkey Creek Regional Sewer District met in the office of said District, 4852 North 1200 West, Cromwell, IN, on the 20th of October 2025. Such meeting pursuant to annual notice in accordance with the rules of the Board of Trustees and I.C. 5-14-1.5.

Public Hearing: Proposed Federally Funded State Community Development Block Grant (CDBG) Program
Wastewater/ Drinking Water Program

President Boone called for the roll call of members of the Board Shown to be present or absent:

<u>PRESENT</u>	Jim Boone	Robert Dumford	Dan Mikolajczak
	Rick Paloian		
<u>ABSENT</u>	Don DeWitt	Brad Fishburn	James Young

Also present were Andy Boxberger of Carson, LLP, John Magsam and Jeff Hersha of Jones and Henry Engineers, LTD., Karen and Michael Williams of MicroByte, Office Manager Emily Bush, Superintendent Tim Woodward, and Lilli Dwyer with The Paper.

Public Hearing

Shannon McLeod, Senior Grant Manager with Baker Tilly, gave an overview of her history with the District and how she assisted the District in applying for grants in the past. McLeod stated that Superintendent Tim Woodward has worked hard to obtain funding for the water plant for many years and added that repairs can only go so far. In 2014 the district received a planning grant, however the total cost of the project was too high for the proper funding. McLeod congratulated Woodward and the district on obtaining funding for the Water Distribution Project. McLeod continued by stating the amount awarded to the district was not enough to complete all the necessary upgrades and improvements and further funding was needed. Through the Office of Community and Rural Affairs (OCRA) a Drinking Water and Wastewater Program through Community Development Block Grant may be a solution. Housing and Urban Development provides \$36 million to the state of Indiana and through OCRA, awards grants twice a year.

McLeod presented a spreadsheet with a breakdown of the two projects that the District will be performing. Project A: Fascination Place Water Distribution Project has an estimated cost of \$4.8 million of which the District obtained a \$4.5 million grant and a \$300,000 State Revolving Fund (SRF) loan at 0% interest.

Project B: Water Plant supply, treatment, and meters for Enchanted Hills requires additional funding to which McLeod explained was why the District is applying for an OCRA grant. Project B would supply the district with a new well, a permanent generator at the water plant, and 50 meters for residents of Enchanted Hills. Further discussion of the line-item costs of Project B followed.

McLeod explained that OCRA offers grants up to \$750,000 and awards the full amount if the total cost of the project exceeds \$1 million and a combined rate of over \$50.00. The District was only able to apply for a maximum amount of \$560,000. OCRA also requires the application to bring in 20% of the total project costs. McLeod continued by stating the District would need to provide a local match of \$140,000.00 and has asked Indiana Finance Authority (IFA) to increase their grant of \$300,000.00 to \$450,000.00.

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McLeod stated she was communicating with the Districts rate consultant, Baker Tilly, who estimates a rate increase of \$2.50 - \$3.00 per month. McLeod reiterated that Project A has a total cost of \$4.8 million and Project B has a total cost of \$700,000.00. Discussion of unexpected costs and expenses would require local funding followed. McLeod continued by discussing additional line items such as advertisement costs and how those costs may be funded and restrictions SRF has in place.

Andy Boxberger of Carson LLP and McLeod discussed attorney fees and bond counsel fees and made necessary adjustments to McLeod's spreadsheet.

McLeod moved to the timeline set in place by SRF and OCRA. McLeod stated that Project A would need to be finalized and bids opened by January 2026, advertising was to be done by February 2026, additional meetings to be held between March and April and close in June 2026. Boxberger suggested introducing rates in April and holding a hearing in May due to the 30-day appeal period. Board members, McLeod and Boxberger discussed how long bids should be held, to which McLeod and Boxberger agreed in holding bids 120 days.

McLeod added that Kosciusko County is the grant applicant for Project B and the District is the sub applicant. McLeod and Jeff Hersha of Jones and Henry Engineers, went before the Kosciusko County Commissioners Board to present the project and to ask for the counties support. McLeod stated the county was supportive of the project, however the District would need to fund the \$140,000.00 before the application was signed. McLeod added that the District is locked in for the application and that the county cannot sponsor anyone else. McLeod continued by suggesting the District also apply for the Spring round of applications in case the grant was not awarded to the District in the Fall round.

McLeod explained the timeline of events regarding Project B. McLeod was to submit the application this coming Friday. A representative from the state would come to the district mid-November to discuss why funding was needed and obtain supporting documentation from the District. A public hearing would need to be held in early December as the grant application will be submitted on December 19, 2025.

McLeod explained that once Project A is set to bid, the design phase of Project B will need to begin. Grant awards will be announced in February 2026. Bid opening for Project B will occur in April 2026, release of funds would occur in June 2026 at the same time Project A will be closing with SRF and have both projects set to begin in July 2026. Board members and McLeod discussed opening bids in early January 2026.

McLeod further commented on the spreadsheet she provided and how expenses may change if the OCRA grant was not awarded.

Public Comments

Lilli Dwyer of The Paper asked McLeod to clarify the spelling of her name and the organization she worked for, Dwyer also asked McLeod if sewer customers in Enchanted Hills could see meters in the future to which Woodward stated a study would be done first. Woodward also clarified that moving to water meters would trigger a water meter audit which would show the actual usage of water for water customers. Woodward added that he plans to obtain ordinance and rate examples from similar utilities to model the District's rates after.

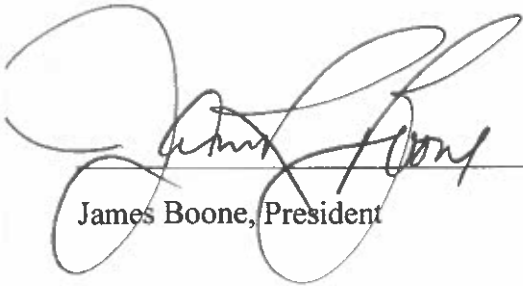
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Adjournment:

There being no further business, a motion to adjourn the meeting was made by Board Member Dumford and seconded by Board Member Paloian and passed. The meeting adjourned at 8:40 p.m.


Dated November 11, 2025



James Boone, President



Emily Bush, Office Manager



Tim Woodward, Superintendent