

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 March 25, 2026. Such meeting pursuant to annual notice in accordance with the rules of the Board of Trustees and I.C. 5-14-1.5.

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	Brad Fishburn
	Dan Mikolajczak		
<u>ABSENT</u>	Jim Young	Rick Paloian	Don Dewitt

Also present were Chris Nusbaum of Carson, LLP, John Magsam of Jones & Henry Engineers, LTD, Lilli Dwyer of The Paper, Jeff Rowe of Baker Tilly, and Office Manager Emily Delorey.

Public Hearing

Jeff Rowe of Baker Tilly presented a revised Water Utility Preliminary Rate Analysis to Board members and briefly reviewed the funding obtained from State Revolving Fund (SRF) and Office of Community and Rual Affairs (OCRA). Rowe reviewed the costs of the water project covered under SRF funds and the funds that OCRA would cover. Adding that the District is required to provide a local match of \$140,000.00 for the OCRA fund which will be obtained via an SRF loan. Rowe continued that the suggested rate of \$41.44 was necessary due to rising Operation and Maintenance costs (see attached). Discussion on paying off the loan early and any penalties followed. Rowe added that pre-closing on the Water Project is April 9th and final closing is April 28th.

Chris Nusbaum of Carson, LLP presented Ordinance 2026-03-02 Amended and Restated Water Ordinance to the Board and stated the language is similar to the Ordinance passed in 2020. Adding that exhibit A of the Ordinance specified the rate change. The new rate will apply to the May billing cycle.

A motion to approve Ordinance 2026-03-02 was made by Board Member Mikolajczak and seconded by Board Member Fishburn and approved.

Lilli Dwyer of The Paper asked for clarification on why a new well was needed at the water plant. President Boone and John Magsam of Jones and Henry Engineers stated the well was installed in early 1960, is reaching its life expectancy and that with new state codes, a well inside the water plant is in violation.

Dwyer also asked if the water rate was comparable to other water districts to which Rowe explained that Baker Tilly has historically not kept record of rates for special districts, however for the size of the area, it was comparable to most cities and towns.

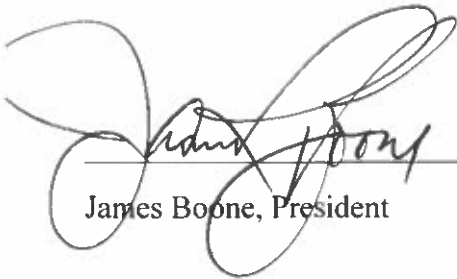
Nusbaum then updated the Board on the Marjory Urschel properties that are currently in contact to sell. Nusbaum reported that the new owners want to tear down and rebuild the homes within a brief period. Further discussion amongst the Board and Nusbaum followed with the agreement that the new owners must tear down the homes by December 31, 2026 and continue to pay both sewer bills. Office Manager Delorey commented on the size of the lots and that it was not stated if both homes would be rebuilt or just one. A motion to move forward with the agreement was made by Vice President Dumford and seconded by Mikolajczak and approved.

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Adjournment:

There being no further business, a motion to adjourn the meeting was made by Dumford and seconded by Mikolajczak and passed. The meeting adjourned at 7:20 p.m.

Dated April 6, 2026



James Boone, President



Emily Delorey, Office Manager



Timothy S. Woodward, Superintendent