

Board Minutes for the Board of Sanitary Commissioners Meeting of May 4, 2022

THE BOARD OF SANITARY COMMISSIONERS conducted a regularly scheduled meeting.

Board members present; Stephen Brand, Board President; Tonya Brothers-Bridge, Board Vice President; Adam Leach, Secretary and David Smith, Board Member. Excused absences: none.

Department managers and staff present; Mark McKinney, Legal Counsel; Phil Reagon, Sanitation Superintendent; Jason Donati, Recycling/Stormwater Educator; Deana Cox, Financial Manager; Harvey Wright, Sewer Maintenance Superintendent; Tim Stover, IT Administrator; John Anderson, District Engineer; and Megan Huff, Executive Office Manager.

Public present:

Consideration of Minutes: Mrs. Brothers-Bridge moved to approve the Board Meeting Minutes as submitted for the meeting of April 20, 2022. Mr. Leach seconded the motion. The motion was approved (4-0).

Consideration of Claims: Mrs. Brothers-Bridge said she has a few claims she would like to review for the benefit of the public. She said she would like to start with the claim for the Bank of New York Trust \$176,883.60 is a bond payment. Mrs. Brothers-Bridge said we paid BL Anderson \$2,092.00 for row torque troubleshooting that was done at the WPCF. She said we paid Zylem Water Solutions \$1,680.00 twice for sensor probes that measure dissolved oxygen. Mrs. Brothers-Bridge said we paid our first claims for Levee mowing this season to Smith Family Services. She said we paid \$14,900 for Levee Mowing #1, \$6,500.00 for cleanup and \$1,850.00 for the Craddock area cleanup. Mrs. Brothers-Bridge said we paid Backstreet Surveillance \$9,494.44 for the surveillance equipment we will have at Sewer Maintenance. She said we have two claims for East Central Recycling, \$4,118.89 and \$1,398.05 both for dumping our street sweepers. Mrs. Brothers-Bridge said we paid Indiana American Water \$3,185.00 to shut off the water for the folks that are not paying their sewage bills, but we do pass along those fees to the owners once water is turned back on. She said we paid Greeley and Hansen for work done on Walnut Street totaling \$59,180.72 which is for sewer design work. Mrs. Brothers-Bridge said we paid HWC Engineering \$23,974.00 for work done on Hoyt Avenue. She said we paid Bowen Engineering a total of \$1,591,952.40 for the work completed for our Long-Term Control Plan and our Sewer Separation Work. Mrs. Brothers-Bridge said we also had a claim from United Consulting totaling \$70,690.10 and they are the group overseeing all the engineering work for us. Mrs. Brothers-Bridge moved to approve the proposed claims totaling \$2,472,840.02. Mr. Smith seconded the motion. The motion was approved (4-0).

Old Business:

1. 300 E Jackson Street. – Tonya Brothers-Bridge, Board Vice-President. Mrs. Brothers-Bridge said she wanted to let the public know that we have accepted an offer at 300 E Jackson Street. She said as that sale moves along, we will disclose who the buyer is as the process moves a little further along. Mrs. Brothers-Bridge said we are looking forward to that returning to the tax rolls and away from MSD.

Department Head Update – John Anderson, District Engineer. Mr. Anderson said our inspection crew is currently working on getting in front of the City's paving list as in making sure any repairs of our infrastructure is done prior to the paving. He said this is an ongoing process. Mr. Anderson said we have one stormwater project on 20th Street and Mock Ave near the New Horizon's Church of the Nazarene. He said those plans are coming along and he is waiting to hear back on a meeting date with the church next week. Mr. Anderson said we have some smaller storm jobs as well that we will continue to work on and those will take place later this summer. He said we have a new survey crew member start work this week and we are in the process of advertising the position of a GIS Specialist because we are currently without one. Mr. Anderson said the last

update we had from the vendor of our new camera truck was delivery in quarter 4 of this year. He said we will put the position up for a camera operator probably in June of this year. Mr. Anderson said a field guy went by the project on 8th Street and Meeker Ave and it looks like everything is installed and they are ready to install the road surface. Mr. Leach said one of the items he usually receives calls about is people wanting their laterals inspected by our camera trucks. He asked Mr. Anderson to explain this procedure. Mr. Anderson said if anyone needs that service they can contact the Engineering Department at 747-4879. He said the property owner must sign an affidavit giving us permission to be on the property. Mr. Anderson said the owner should make sure a plumber has already been called and assessed the situation first before we come out though. Mr. Brand asked if there was a timeline on the 8th Street and Meeker Ave project. Mr. Anderson said he has not spoken with Case or Bowen to have a final timeline.

New Business:

- 1. Presentation from East Central Indiana Regional Planning District. - William Walters and Brad Bookout.** Mr. Walters said we began talking with the County Commissioners in 2015 regarding brownfields or properties that were blighted and have not been put back on the tax rolls. He said this program has seemed to gain wind so we would like to get you up to speed on it as well. Mr. Bookout, consultant for ECIRPD, said he has worked with ECIRPD since 2009 and with Delaware County Commissioners on several projects. He said since 2015 we have looked at blighted, vacant or brownfield properties around our community. Most of these properties have been through the tax sales multiple times and have not been sold. If they are selling in the tax sale it is often to people who we refer to as industrial slumlords in which they may not take care of the property and just want to scrap parts of the home among other things. Mr. Bookout said the County Commissioners have identified those properties on an annual basis and asked ECIRPD if we could help. He said the program that was instituted was that the County would select those properties and authorize the tax certificate to be transferred to the ECIRPD in which we request an RFP (Request for Proposal) from viable end users. We begin to look for individuals or businesses in the area that may have interest in the property. He said just to be clear these are not residential properties, but they are retail or commercial sites. The RFP is advertised in the local paper twice over at least a 30-day period. The ECIRPD has a board made of up three people who will open the RFP and look at the respondents and select on who we would like to repurpose that property to that has applied. Mr. Bookout said as of date we have completed 22 of these properties in our community and we have 5 pending. He said a property you may see some work on right now is the City Machine Property on East Washington Street. Mr. Bookout said on occasion we have back stormwater fees that we need help with and that is why he is here today. He said ECIRPD would like MSD to be a partner in the program by recognizing the value of getting these properties in the hands of responsible owners who are going to secure them, use them, fix them up, help create jobs, work on the brownfield cleanups and most importantly to get them back on the tax rolls as well as a payer of stormwater fees. Mr. Bookout said we are not in the business of holding these properties long term. He said we see benefit of working with the MSD as well as the City, County and the neighborhoods. Mrs. Brothers-Bridge asked why the end user would not pay those back fees. Mr. Bookout said because they did not own the property when the fees were accumulated. He said generally they could be in the thousands of dollars and they often time are acquiring the property with the intent to redevelop the property and sometimes that involves putting more money into the property than what it is worth. Mr. Walters said there are times when we do only hold the certificate for properties during the property transfer, but there are times when we must take them into possession. He said an example of this would be working with IDEM we have to have control of the property and we start to get into where they must come up with money to pull tanks or do monitoring. Mr. Walters said once ECIRPD takes ownership for a certain period and that is when the stormwater fees come on because we own it, but we have no other choice in that timeframe. He said you must own the property to allow access to the property which is another part of why they must hold the deed. Mr. Walters said one property's brownfield cleanup took 3 years and storm fees were being assessed. He said by the time we were done with it we ended up with a sizeable deal of fees and penalties. Mr. Bookout said we would like to come to the Board when we have a respondent with a

considerable amount of back storm fees that need addressed. He said we would share where we are in the process, what they plan to do with the property and if there is a need to have those fees removed, we would ask. Mr. Brand said he does not believe there is a process He said he would need to review that with legal. Mr. Brand said you mentioned the old City Machine site, is thee a way we could minimize. He asked if there were ways or techniques that we could minimize the accumulation of these storm fees while you own it or they are transferred. Mr. Brand said for example, they demoed the building but left the concrete. He asked if they could make it a requirement that when they demo, they take up the concrete. Mr. Walters said the concrete acts as a cap for any contamination that may be under ground and once it comes off, the whole community is being exposed to whatever is underground. Mr. Bookout said our respondent for that City Machine property has proposed to construct a building on that concrete slab so that would create tax base and eliminate the stormwater fee going forward. Mr. Brand said we do want to work with you so we will speak with legal counsel and see what our process would be for this. He said if we can legally do something we will do it. Mr. Bookout said today we just wanted to bring this to your attention as to what we are doing and ask for your partnership.

Additional Board Topics:

1. Mrs. Brothers-Bridge said our communication group did a great job informing citizens on social media does not blow grass clippings into the road especially with a mix of heavy rain. She said this is not a good idea because it clogs the sewers and storm drains as well as causes a hazard for motorcyclists.
2. Mr. Leach wanted to recognize one of our MSD employees who was awarded Citizen of the Month. He said Cedric Powell is this employee and he would like to congratulate him.
3. Mr. Brand said he had a compliment for the Sewage Billing Office. He will share the person's name in a meeting once he gets it, but a citizen called with some confusion on their bill. Mr. Brand said the person in the Billing office was extremely patient, asking good questions and even followed up. He said we also have an employee retiring today, Mike Robbins, and there is a celebration for him later today.

Public Comments:

Adjourn: Mr. Brand said our next regularly scheduled meeting will be held on May 18 at 11:30 a.m. Mr. Smith made a motion to adjourn the meeting for May 4, 2022. Mr. Leach seconded the motion. The motion was approved (4-0).

Respectfully Submitted,




Megan Huff, Executive Office Manager

*Approved by the Board of Sanitary Commissioners
Muncie Sanitary District*

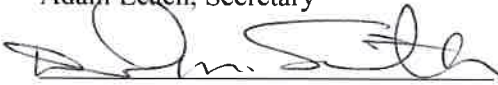


Stephen Brand, President

Tonya Brothers-Bridge, Vice President



Adam Leach, Secretary



David Smith, Board Member

