



## BOARD OF TRUSTEE MEETING

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Monday, June 9, 2025, 5:00 p.m.  
Memorandum

Mr. Mills called the meeting to Order at 5:03 p.m.

### ROLL CALL

Present: President Carl Mills, Vice President Jeff Kimbell, Treasurer Jane Merrill, Secretary Michael McDonald, members, Eric Hand, Loren Matthes, and Amanda Foley. Others in attendance were Utility Director Andrew Williams, Legal Counsel Anne Poindexter, Engineering Manager Wes Merkle, and Controller Cindy Sheeks. Mr. Hill was absent. Mr. Pittman arrived at 5:04 p.m.

### PUBLIC HEARING- SEWER USER RATE ORDINANCE 05.12.2025

Mr. Mills opened the public hearing at 5:05 p.m. A member of the public, David Green, 669 Arther Drive, Carmel IN, spoke regarding the user rate increase. Mr. Green stated that he objects to the proposed rate increase. His bill has been around \$18 for the past several years. The way he understands the ordinance his bill would double in price to \$38. He understands that user rates are based on water consumption from Carmel Utilities and he is unsure if Carmel is going to be raising its fees as well. He questioned if TriCo is raising user fees to cover the cost of new infrastructure going in to accommodate growth. He asked that rates not be raised on existing customers. Mr. Mills closed the public hearing at 5:07 p.m.

### SECOND READING OF RATE ORDINANCE 05.12.2025

Mr. Mills gave the second reading of Rate Ordinance 05-12-2025. An ordinance establishing a Utility-wide schedule of monthly user rates, late fees, connection fees, interceptor fees, application fees, plan review and inspection fees and other charges to be collected from the owners of property served by the sewage works of TriCo Regional Sewer Utility and matters connected therewith, replacing Ordinance 04-09-2024 and Ordinance 05-09-2005.

Mrs. Poindexter stated that the Ordinance is now up for action or discussion. Ms. Merrill asked if it is usual for a rate to go from \$18 to \$38 as Mr. Green indicated his bill would. Mr. Williams asked Mr. Green if he is on a well. Mr. Green said he is on city water. Mr. Williams told Mr. Green that his rate would not increase that much unless his water consumption rises considerably. Mr. Green said that the Ordinance says rates would go to \$38 a month. Mr. Williams said that rate is for unmetered users. Customers who are on a well and their water consumption cannot be measured are charged a flat rate of \$37 a month under the new ordinance. Mr. Williams explained that for metered customers the base charge will be \$14.28 with an additional \$3.25 per 1,000 gallons of water consumption. The proposed rate increase is 10 cents per 1000 gallons. Mr. Williams said if Mr. Green is using around 2000 gallons of water a month his rate would go to \$20.78 approximately, not \$38. Mr. Williams showed Mr. Green the proposed rate ordinance and explained to him how his new rate would be calculated. Mr. Williams explained that developers are charged fees for infrastructure costs when building a new home, subdivision or commercial development. For example, a new house would pay \$2,083 to connect to the

sewer. Developers pay \$4,075 per acre of development to cover their connection costs. TriCo ensures that new development is paying for their costs to connect to the Utility and that those costs are not subsidized by current users. Mr. Williams showed Mr. Green a chart showing TriCo's proposed rate versus other utilities in the surrounding area and how much lower TriCo is than the others. Mr. Green said he also has concerns about treatment capacity. Mr. Williams explained that three years ago the plant had an upgrade and expanded its treatment capacity so that TriCo has the capacity to treat the full buildout of its service area. Mr. McDonald emphasized that TriCo's rates are the lowest of all the surrounding communities. He also mentioned that the City of Carmel recently raised their rates and part of TriCo's flow is treated at Carmel's plant which added to the need for this rate increase. Ms. Merrill made a motion to approve Ordinance No. 05.12.2025. Mr. Kimbell seconded the motion, and it was unanimously approved. Mr. Mills invited Mr. Green to stay for the remainder of the meeting. Mr. Green declined and left the meeting.

### **PUBLIC COMMENT**

There were no further public comments.

### **APPROVAL OF MEETING MEMORANDUM**

Mr. Kimbell made a motion to approve the 05.12.2025 Board Meeting memorandum. Ms. Merrill seconded the motion, and it was unanimously approved.

### **APPROVAL OF CLAIMS DOCKET**

Ms. Sheeks said the only thing to mention would be the bond payment of \$835,000 and some change. Mr. Hand asked about payments made to the Hamilton County Treasurer for taxes due. Ms. Sheeks said it was a piece of property that was originally titled to the Village of West Clay. In 2024 a quitclaim deed was issued to TriCo for the property. There will not be any taxes due moving forward because TriCo is tax exempt, but TriCo had to pay the taxes due at the time of the transfer since the Village of West Clay is not tax exempt. Ms. Merrill made a motion to approve the claims docket. Ms. Mathes seconded the motion, and it was unanimously approved.

### **ATTORNEY'S REPORT**

#### HCRUD Agreement

Mrs. Poindexter said the agreement is very close. HCRUD was provided with a markup to the agreement from TriCo's legal counsel and staff. HCRUD is reviewing those changes and should have something back for the Board to review and vote on soon. She expects it will be presented to the Budget and Finance and Capital and Construction committees at their next scheduled meetings.

#### TPI/Bowen

Mrs. Poindexter said a motion for summary judgment has been filed by TPI. TriCo's legal counsel will be filing a counter motion for summary judgement. Staff and Counsel have been interviewing expert witnesses it expects to call if the matter goes to trial.

#### Jordan KS, LLC

Mrs. Poindexter has communicated the Board's lack of action on their settlement offer. Mrs. Poindexter has asked the attorney for Jordan KS for suggestions for mediators and has not heard back. She will be making suggestions for mediators to them.

### Easement Acquisition

Mrs. Poindexter said that since the last Board meeting a proposed development project was not approved by Zionsville. She asked if there is any reason that any Board members would like to reconsider their instructions to move forward with securing the easements from the willing property owners in the area. Ms. Merrill asked how many easements are needed in the area, and how many are willing to participate and how many are not interested. Mrs. Poindexter said there are at least three easements that could be acquired before working on the others. Formal offers need to be extended to those property owners. Mr. Pittman said he believes TriCo should extend offers to those willing to sell their easements now and secure those before negotiating with the other property owners in the area. Mr. Hand asked the Board to consider future implications of not securing the easements now if opportunities arise outside of TriCo's current service area. Mr. Mills said it makes sense that if TriCo has people willing to sell their easements at the offered price the Board should move forward with securing those properties now. Ms. Merrill agreed that if the current property owners are willing to sell TriCo easements that should be done now because we don't know what the position would be like if the properties change hands.

### **UTILITY DIRECTOR'S REPORT**

Mr. Williams said a 50<sup>th</sup> Anniversary lunch was held last Tuesday for staff and Board members that could attend. He said there were some displays up that will be used at the open house. He encouraged the Board members to look at the old scrap books that have been laid out. Mr. Williams gave the Board an overview of the current invitation list for the Anniversary Open House and asked the Board to provide any additions. There will be ads in the Current in Carmel and the Current in Zionsville for the event.

Mr. Williams said new sound baffles were installed in the Board room to help with sound, and he believes they are working because he could hear everyone much better this evening.

Mr. Williams said TriCo's team won the IWEA Operator's Challenge. They will be representing the State of Indiana at the national competition this fall in Chicago.

Mr. Merkle went to the HCRUD meeting this morning. They have received an application to service a proposed gas station. They continue to battle public perception in the area. There are some sizeable projects in the works, including a 270-lot proposed subdivision in Cicero. Mr. Merkle said he expects to have a contract with HCRUD to present to the Board for consideration in July. Ms. Merrill asked the size of the service area. Mr. Merkle said it extends from 216<sup>th</sup> Street to the Tipton County line, roughly two or three miles on either side of U.S. 31. It covers about 40 square miles. Mr. McDonald asked if TriCo is taking on any sort of responsibility while helping with locates in the area. Mrs. Poindexter said she sent an email to the County earlier in the week which stated if TriCo was going to be locating for them before a final agreement is reached, that there needs to be an agreement just regarding locates, because TriCo is not going to take on liability. The final draft of the proposed contract addresses liability issues. Ultimately it is the contractor doing the digging that has the final responsibility if there are any questions.

## **COMMITTEE REPORTS**

### **Budget & Finance Committee**

Ms. Merrill said the Budget and Finance Committee did not meet and had no action items.

### **Personnel & Benefits Committee**

Mr. Kimbell said the Personnel & Benefits Committee did not meet and had no action items.

### **Capital & Construction Committee**

Ms. Foley said the Capital and Construction Committee did not meet but has one dedication to consider. Ms. Foley made a motion to accept the dedication of Holiday Farms Senior Living sanitary sewers. Mr. Pittman seconded the motion, and it was unanimously approved.

### **Infrastructure Security Committee**

Mr. McDonald said the committee did not meet but they do have a meeting scheduled for Friday June 20, 2025, at 7:30 a.m.

## **ADJOURNMENT**

Mr. Kimbell made a motion to adjourn the meeting. The meeting was adjourned at 5:48 p.m.

The next Board of Trustees Meeting is scheduled for Monday, July 14, 2025, at 5:00 p.m.

Respectfully submitted,



Andrew Williams  
Utility Director

Approved:

  X   as Presented  
       as Amended



Michael McDonald, Secretary



Carl Mills, President