

PUBLIC MEETING - FORMATION OF BOONE COUNTY REGIONAL SEWER DISTRICT

Public Meeting Minutes

Lebanon Middle School, 1800 N Grant St., Lebanon, IN 46052

BCS Management held a public meeting regarding the formation of the Boone County Regional Sewer District, as required by IC 13-26-2-2.5, on Wednesday, July 29, 2026, at 6:00 p.m.

Individuals present: BCS Management - Lana Beregszazi, Christopher Kellner, Olivia Pratt, Justin Saathoff, Elliott Elston; Boone County Board of Commissioners - Scott Pell, Don Lawson, Tim Beyer; approx. 35 members of the public.

Introduction

Lana Beregszazi began the public meeting by introducing herself and BCS Management and explained that BCS Management was hired by the Boone County Board of Commissioners to evaluate and petition to form a Regional Sewer District (RSD). Instructions were given to the public for the Q&A portion of the meeting. Individuals were to walk to the podium, give their name and address, and ask their questions. It was asked to maintain a three minute limit for all comments or questions.

Project Initiative Summary

The purpose of petitioning to form an RSD is to provide sanitary sewer solutions for specific portions of unincorporated areas within Boone County. The initial, primary focus (Phase 1) would address critical infrastructure needs around the I-65 and SR 47 interchange, known as the 47 Commons. This site currently has economic development projects in progress with more planned to come in the near future. The secondary focus/future vision includes plans to extend service to Thorntown.

What This Initiative is NOT

This initiative is not related to the LEAP District in any way. This initiative is not being created for a data center. Lastly, this initiative is not associated with water service and will not negatively affect aquifers or wells. It is for sanitary sewer solutions only.

Why a Regional Sewer District?

An RSD is a stand alone governmental agency that is formed under IC 13-26. It is governed, overseen, and regulated by the Indiana Department of Environmental Management (IDEM). Once formed, it is considered separate from the county. A benefit of an RSD is that it is eligible for low interest loans and grants, which is something that private utilities are not eligible for. It is funded only by rate payers and not taxes, except for the initial seed funding. RSDs are good for public-private partnerships, especially in this case where the District will initially be largely commercial and not residential. Additionally, there is no annexation required to provide the service in unincorporated areas of the county.

Proposed Phase 1 Project

A map of the Phase 1 Project was presented with highlighted sections displaying the primary focus at the 47 Commons. Connection to Lebanon was deemed not viable at this time mainly due to the location of the connection point and capacity. Running sewer to Thorntown was also explored, but resulted in long runs with costly construction. A third option was studied, which is building a wastewater treatment plant (WWTP) at the interchange. The WWTP at the interchange is what was recommended to the Commissioners by BCS and is what is being pursued. The Phase 1 map will alter slightly in the future with a lesser number of lines in order to reduce the initial project cost.

Proposed Full Service Area

Another map was presented showing the overall service area extending to Thorntown with the Phase 1 Project highlighted. This map represents future expansions over the next 10 to 50 years. The expanded area is not currently served by any other utility.

Why is This Essential?

Economic development at the interchange is already underway, with much more planned, and infrastructure is necessary. The infrastructure will support what is currently being developed and will attract new investments.

What if We Don't Form an RSD?

Lebanon could annex if they wanted. Lack of utility services will stifle development where growth is wanted and cause reduced investment. There will also be a decline in the rural community due to annexations and expansion of nearby cities and towns because of utilities.

Phase 1 Project Investment Summary

The WWTP would be a .25 MGD capacity that would be expandable to a 1 MGD capacity. This comes at an estimate of \$12.6M. As indicated earlier, there will be reductions to Phase 1 causing the cost to be significantly less than initially anticipated. The current goal is to reduce this to under \$10M. The Engineer's Preliminary Estimate of Probable Project Budget was presented showing all items within the \$12.6M. All of this information can be found at www.boonecountyrdsd.com.

How Will This Affect My Property?

Most of the time RSDs are residential and used for septic elimination projects. This particular project is for economic and commercial development. Compelled connections are not part of the Phase 1 Project. Future expansions could include forced connections, but that is not the initial, primary focus.

Public Comments and Questions

Jake Merritt - Could Thorntown purchase this RSD so they could operate it?

Ms. Beregszazi responded that yes, any municipality or private utility could purchase this RSD in the future to own it and operate it.

James Wells of Garden Acres at the corner of 52 and 47- Where will the water come from? We flood in that area, but I've not paid a sewer bill in 30 years. I understand that I don't have to hook up but once that time comes, what is the cost to connect estimated to be for connection and what is the monthly expense?

Ms. Beregszazi clarified the 47 Commons area and explained exemption. There are generally 3 ways to be exempt: an approved inspection signed by the health department, a parcel of 10 acres or more, and being further than 300 feet from a line. A short run for connection can be anywhere from \$3k to \$5k. A longer run for connection could be anywhere from \$20k and up. The monthly bill does not generally exceed \$100. It is preferable to keep the monthly charge somewhere in the \$70 range.

Mr. Wells clarified that most of the homes in Phase 1 will be more than 300 feet away from any lines.

Dee Reeves - When you say compelled, do you mean that we will be forced to hook into the line?

Ms. Beregszazi responded that compelled does mean force but reminded Mr. Reeves that this is not the case for Phase 1.

Stan Corson of 5786 N 450 W - Referring to Phase 2, is there some type of payment plan for the connection cost if residents are forced to connect?

Ms. Beregszazi stated that BCS offers connection financing. Compelled connection is not part of this initial scope of work but could happen in the future. It is sometimes possible to have part of those projects funded by the utility. Normally the laterals and connections are at the homeowner's expense. There is typically an 18 to 24 month notice for compelled connection.

Christopher Kellner further explained Indiana Code and allowable exemptions via inspection, typically by the local health department.

Commissioner Tim Beyers commented that he lives in a house, built in the 1970s, in a subdivision outside of Zionsville. He moved there in 1998. Zionsville has since run a low pressure sewer in the development and no one was forced to connect unless they wanted. This would be his stance if he would have any involvement in the RSD.

Dee Reeves - Where is the water coming from and where will it be discharged?

Ms. Beregszazi stated that initially the water will come from the user's well. It would be preferable to use water from Lebanon but that has not been established at this time. The plant would discharge into Spring Creek. She highlighted the exact location of the proposed WWTP on the map.

Leon Henson, lives on SR 47, suggested damming Sugar Creek to bring in water.

Stan Corson of 5786 N 450 W - What is the required MTU for discharge?

Ms. Beregszazi responded that a preliminary effluent limitation discharge application was sent to IDEM. IDEM has requested an antidegradation study, which is currently underway. The specific answer to the question is not yet available. As soon as it is available, it will be posted on the website.

Mr. Kellner commented that it can also be researched on IDEM's Virtual Filing Cabinet. That information should be on the permit and the monthly report of operations.

Leon Henson, lives on SR 47 - Will you clean that creek out before discharging?

Ms. Beregszazi stated that there are not any plans to clean out the creek.

James Wells of Garden Acres at the corner of 52 and 47 - Is this a public/private for profit?

Ms. Beregszazi stated that it is a public entity that requires private financing and it is non for profit. Once there are enough users, it will be completely sustained by rates.

Brian Daggy 2005 W 250 N - Commented that the proposed plan seems to be too conservative. He encouraged tying into Thorntown despite the cost.

Adjournment

The public meeting was adjourned at 6:41 pm.

Lana Beregszazi, BCS Management

Prepared and submitted by Justin Saathoff, BCS Management.