STATE OF INDIANA	**)**	**BEFORE THE INDIANA DEPARTMENT**
	)	**OF ENVIRONMENTAL MANAGEMENT**
COUNTY OF BOONE	**)**	

IN THE MATTER OF:	**)**
	)
PETITION OF BOONE COUNTY, INDIANA	**)**
FOR AN ORDER ESTABLISHING THE BOONE	**)**
COUNTY REGIONAL SEWER DISTRICT	**)**

PETITION TO ESTABLISH A REGIONAL SEWER DISTRICT

Petitioner, Boone County, by its authorized representative, tenders its Petition to the Commissioner of the Indiana Department of Environmental Management (IDEM) for an order directing that a regional sewer district be established under IC 13-26 as an independent municipal corporation in Boone County, Indiana. In support of this Petition, Petitioner states:

1. **Authorization by Fiscal Body.** The filing of this Petition has been authorized by the Boone County Council on August 12, 2025, as required by IC 13-26-2-2. A copy of the authorizing resolution is attached to this Petition as Exhibit A.

2. **Authorized Representative of Petitioner.** The authorized representative for Petitioner shall be Tim Beyer, Boone County Board of Commissioners. The authorized representative may be contacted regarding this Petition or other district business via the Boone County Commissioners' Office at phone number (765) 483-4492 or email: commissioners@co.boone.in.us.

3. **Principal Office.** The principal office of the district shall be located at the Boone County Commissioners' Office, 127 W. Main St. Suite 400, Lebanon, IN 46052.

4. **Name of District.** The name of the regional sewer district shall be the Boone County Regional Sewer District.

5. **District Territory Description.** The territory incorporated within the proposed district shall encompass unincorporated areas of Washington Township and Sugar Creek Township, situated entirely within Boone County, Indiana. The district's broader boundary criteria encompass areas along I-65 and SR 47 from the municipal limits of the City of Lebanon to the town limits of Thorntown. These boundaries are delineated on the maps provided as Exhibit B. The initial Phase 1 service area is centered at the I-65 and

SR 47 interchange to provide infrastructure support for the 190-acre mixed-use development identified as the 47 Commons Planned Unit Development (PUD). Detailed maps of said service area and initial project area are contained within Exhibit B.

6. **Governmental Entities and State Property in District.** The following governmental entities (political subdivisions) have territory within the proposed district boundaries: Washington and Sugar Creek Townships. State agencies owning or controlling land within the district include the Indiana Department of Transportation (INDOT), as they own the rights-of-way for state and federal highways (I-65, SR 47, US 52).

7. **District Median Income.** According to the most recent information from the United States Census Bureau's website (https://data.census.gov), the median income for households in Washington Township is $44,024. The median income for households in Sugar Creek Township stands at $88,125, according to the same source.

8. **Current Services in the District.** Potable water is provided in the proposed district exclusively by on-site private well systems. The City of Lebanon also has a water transmission main along County Road 350 W. Sanitary waste is disposed of in the proposed district exclusively by on-site septic systems.

9. **Indebtedness.** There is no outstanding indebtedness in the district territory for the proposed purpose of the district.

10. **Need for District.** Boone County government, local property owners, and businesses have recognized the critical need for a district to provide centralized sanitary sewer service. Extending service will protect groundwater quality, resolve long-term septic limitations, and support commercial and residential growth. A resolution from the Boone County Board of Commissioners and formal letters of support from IG Development, Shelby Materials, Boone County Farm Bureau, Boone County Economic Development Corporation, Boone County Health Department, and Merritt Contracting, Inc. are included as Exhibit C.

11. **Purpose(s) of District.** The purpose of the district is to serve as a catalyst for comprehensive economic and residential growth within its designated boundaries. This will be achieved through the strategic implementation of an infrastructure development program designed for efficiency and fiscal responsibility. By delivering necessary infrastructure in a timely and cost-effective manner, the district aims to create an environment conducive to attracting new businesses, fostering job creation, and supporting the development of diverse housing options. This approach is intended to not

only stimulate immediate development but also to lay a sustainable foundation for long-term prosperity and community enhancement.

12. **Alternatives to Creating a District.** The primary alternative to creating the district would be for the City of Lebanon and/or the Town of Thorntown to extend water and sewer service to the district; however, such options present significant financial and logistical challenges, rendering it neither fiscally viable or cost effective at this time. Another alternative would be to take no action, consequently stifling economic and residential development and growth. This lack of fundamental services would hinder the district's ability to attract investment, create jobs, and expand its population, ultimately leading to stagnation and a decline in its overall desirability as a place to live and work. Therefore, inaction is an undesirable option that would impede the district's potential for growth and prosperity.

13. **Initial Financing Plan.** Pursuant to IC 13-26-2-3(g) and the Indiana Public-Private Agreements Act (IC 5-23), the initial financing of the District's startup administration, preliminary engineering, capital infrastructure development, and early operational expenses will be funded strictly through private developer equity, private capital financing, and utility revenue streams. The framework governing this financing, risk allocation, and utility operations is formally executed via the *Memorandum of Understanding: 47 Commons Sewer Utility Public-Private Agreement (Build-Operate-Transfer)* between the District and 47 Commons Infrastructure, Inc. (the "Company"), attached to this Petition as Exhibit D.

    Under a Build-Operate-Transfer (BOT) public-private structure, 100% of the day-one capital expenditures estimated at up to $12.6 million for the wastewater treatment facility and collection network will be funded through a private capital stack raised directly by the Company as a Special Purpose Vehicle (SPV):

    No County general fund advances, municipal general obligation debt, or municipal Bond Anticipation Notes (BANs) will be issued to fund the initial capital construction or initial operations of the system. Pursuant to IC 5-23-2-3 and Section 9.1 of Exhibit H, upon expiration of the 25-to-30-year BOT concession term, full unencumbered legal title to all treatment facilities, collection mains, lift stations, real property easements, customer accounts, and active IDEM NPDES discharge permits will automatically revert to the District debt-free.

14. **Infrastructure Strategy & Economic Feasibility Assessment.** Attached to this Petition as Exhibit E is the *Infrastructure Strategy & Economic Feasibility Assessment*, which describes the project implementation and business plan for fulfilling the purpose of the district under IC 13-26, including estimates of:

a. The costs of accomplishing the purpose of the district;
b. The costs of constructing, operating, and maintaining the collection system and treatment works;
c. The sources of funding for these costs; and
d. The managerial, legal and operational capabilities of the district.

15. **Estimates of Costs, Rates and Charges, and Sources of Funding.**
    a. **Costs of constructing, operating, and maintaining the works:** As set forth in the engineering cost estimated included in the attached Exhibit E Chapter 6, the estimated capital cost to construct the initial Phase 1 collection system and standalone treatment facility is $12,600,000. Operating, maintenance, and replacement (OM&R) costs are estimated to be $350,000 annually during initial operations.
    a. **Costs of accomplishing the purpose of the district:** Petitioner does not anticipate material costs of accomplishing the purpose of the district beyond the direct costs of constructing, operating, maintaining, and administering the utility works.
    b. **Sources of funding:** Startup capital and construction funding will be provided via private equity utility funding models and developer contributions. The District will actively pursue supplementary funding through the Indiana State Revolving Fund (SRF), USDA Rural Development, and OCRA grants as the system expands in the future.
    c. **Estimates of rates and charges:** Monthly user rates are projected between $85.00 and $105.00 per Equivalent Residential Unit (EDU), supported by an upfront capacity connection/tap fee structure of $4,500 per EDU for commercial developments. A formal rate study will be conducted to finalize rates and charges after a formation order for the District is received.

16. **Board of Trustees Appointment Recommendation.** Petitioner recommends that the district board of trustees shall be made up of 3 members, appointed as follows:
    a. Three appointed by Boone County Board of Commissioners – Executive. Of the three members appointed by the Board of Commissioners, at least one shall be a freeholder residing or owning property within the District. Any of the three members may, but is not required to be, a Commissioner.

17. **Board of Trustees Term Recommendation.** Petitioner recommends that the initial appointments shall be limited to the following term lengths:
    a. For the Boone County Board of Commissioners Executive appointees: TWO of the appointments will be for FOUR years and ONE will initially be for TWO years. All subsequent terms will be for FOUR years.

Upon vacancy for any reason before the expiration of a term, the appointing authority for that Trustee shall appoint a new Trustee to complete that term within 45 days, and that appointment shall be limited to the remainder of the vacating trustee's existing term.

18. **Notice and Public Meeting.** Petitioner has provided notice and conducted a public meeting as required by IC 13-26-2-2.5 before the filing of this Petition. The public meeting was conducted on July 29, 2026 at 6:00 pm, in the cafeteria of Lebanon Middle School, located at 1800 N Grant Street, Lebanon, Indiana 46052. Notice was published, mailed, and broadcast in the manner specified in IC 13-26-2-2.5(b). Receipts for the purchase of these services, alongside proof and affidavits of publications, and the list of freeholders notified by mail have been attached to this Petition as Exhibit F. The minutes of the public meeting have been attached to this Petition as Exhibit G.

19. **Petition Filing and Availability.** This Petition has been filed with all parties required by IC 13-26. This Petition has been filed within the time limits required under IC 13-26-2-2.5(d). Copies of this Petition and any subsequent amendments will be made available for 180 days from the date of filing with IDEM at Thorntown Public Library located at 124 N. Market St., Thorntown, Indiana 46071 and the Lebanon Public Library located at 104 E. Washington St., Lebanon, Indiana 46052. Interested parties may request an electronic copy of this Petition and any amendments via the Boone County Commissioners' Office at phone number (765) 483-4492 or email: commissioners@co.boone.in.us.

WHEREFORE, Petitioner requests:

1. That IDEM publish notice and conduct a public hearing on this Petition under IC 13-26-2; and

2. That the Commissioners grant the relief requested in this Petition by issuing an order establishing the Boone County Regional Sewer District.

This Petition for an order to establish a regional sewer district was respectfully submitted to IDEM on September 8th, 2026. As the authorized representative of Petitioner, I swear or affirm that the statements and representations in this Petition are true, accurate, and complete to the best of my knowledge.

Tim Beyer
Boone County Board of Commissioners, President

AFFIDAVIT

I, the undersigned, hereby attest and affirm on behalf of the Boone County Board of Commissioners, in conjunction with their consultants, BCS Management, that the Board has fully complied with all statutory requirements set forth in Indiana Code § 13-26-2-2.5 regarding the petition for the formation of the Boone County Regional Sewer District. Specifically, I confirm that:

1. The petition for the establishment of the Boone County Regional Sewer District was formally submitted to the Indiana Department of Environmental Management (IDEM) on September 8, 2026.
2. The petition has been duly filed with the Boone County Executive.
3. All public meeting and notice requirements stipulated in IC 13-26-2-2.5—including publication, mailing, and broadcasting notices, as well as conducting the public meeting—were fully satisfied prior to filing.
4. This affidavit serves as the official proof of municipal filing to be provided to IDEM pursuant to applicable state guidelines.

9/21/2026
Date

Tim Beyer, President BOC

BEFORE THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ADDENDUM TO PETITION TO FORM BOONE COUNTY REGIONAL SEWER DISTRICT

ADDENDUM TO PETITION TO FORM BOONE COUNTY REGIONAL SEWER DISTRICT: PETITION FOR DISSOLUTION OF THE BOONE COUNTY SUGAR CREEK SEWER SERVICE DISTRICT

Comes now the Boone County Board of Commissioners ("Petitioner"), pursuant to Indiana Code IC 13-26-6-4 and submits an addendum to the pending Petition to Establish the Boone County Regional Sewer District, and respectfully petitions the Commissioner of the Indiana Department of Environmental Management (IDEM) for an Official Order declaring the dissolution of the Boone County Sugar Creek Sewer Service District. In support of this Addendum to the Petition, Petitioner respectfully represents and shows to IDEM as follows:

WHEREAS, this Addendum is formally submitted by the Boone County Board of Commissioners, the executive body of Boone County, Indiana; and

WHEREAS, IDEM possesses jurisdiction over the creation, modification, and dissolution of regional sewer districts pursuant to Indiana Code IC 13-26. Specifically, IC 13-26-6-4 authorizes the dissolution of an established district upon proper petition and order of the IDEM Commissioner; and

WHEREAS, On August 16, 1977, the Boone County Council petitioned for and received approval from IDEM's predecessor agency to form the Boone County Sugar Creek Sewer Service District pursuant to IC 19-3-1.1-5(a).

Comes now the Boone County Board of Commissioners and identifies the facts as follows:

The August 16, 1977 IDEM approval order required the Boone County Sugar Creek Sewer Service District to submit detailed construction and operational plans within nine (9) months of approval; and

Extensive historical research confirms that the required construction and operational plans were never submitted to or approved by IDEM. Consequently, the Boone County Sugar Creek Sewer Service District was never fully formed, organized, or brought into operational existence; and

The district has never constructed treatment facilities, established utility infrastructure, acquired property, rendered service, or enacted operational governance; and

The Boone County Board of Commissioners is currently in the process of establishing a new regional sewer district (the Boone County Regional Sewer District) to serve this area.

Formal dissolution of the 1977 district is necessary to clear administrative records and avoid any service area overlap or jurisdictional conflict with the new district; and

The district never became operational, and a financial structure was never established. Furthermore, the Boone County Sugar Creek Sewer Service District has no outstanding debts, bonds, notes, liabilities, contractual commitments, tax assessments, or physical assets. Therefore, no financial settlement, debt transfer, or asset distribution is required or applicable under IC 13-26-6-4.

WHEREFORE, the Boone County Board of Commissioners respectfully requests that the Commissioner of the Indiana Department of Environmental Management:

1. Accept this Addendum to the Petition as complete and valid pursuant to IC 13-26-6-4;
2. Review the facts demonstrating that the Boone County Sugar Creek Sewer Service District was never operational; and
3. Issue an Official Order declaring the formal dissolution of the Boone County Sugar Creek Sewer Service District.

RESPECTFULLY SUBMITTED this 21st day of September, 2026.

BOONE COUNTY BOARD OF COMMISSIONERS

Tim Beyer, President

BOARD OF COMMISSIONERS OF BOONE COUNTY
RESOLUTION NO. 2025-07

AUTHORIZING PETITION TO ESTABLISH REGIONAL SEWER DISTRICT FOR BOONE COUNTY

WHEREAS, Boone County (the "County") is a unit organized and existing under the provisions of Indiana Code § 36-1-2-23 and Indiana Code § 36-2-1, *et. seq.*;

WHEREAS, the Boone County Council ("Council") serves as the fiscal body of the County per Indiana Code § 36-2-3;

WHEREAS, Boone County is an "eligible entity" under IC 13-26;

WHEREAS, the Board of Commissioners of Boone County believes there is a need for a regional district to provide for the collection, treatment, and disposal of sewage in the areas alongside Interstate I-65 and State Road 47 and along State Road 47 to Thorntown;

WHEREAS, Council supports this need and authorizes the creation and submission of a petition to the Commissioner of the Indiana Department of Environmental Management requesting an order for the establishment of the Boone County Regional Sewer District under IC 13-26.

NOW, THEREFORE, BE IT RESOLVED by the Boone County Council that Commissioner Scott Pell is hereby authorized to execute on behalf of Boone County a petition for the establishment of a regional sewer district and completion of the pre-petition process as required by IC 13-26.

RESOLVED by the Boone County Council, on this 12th day of August, 2025.

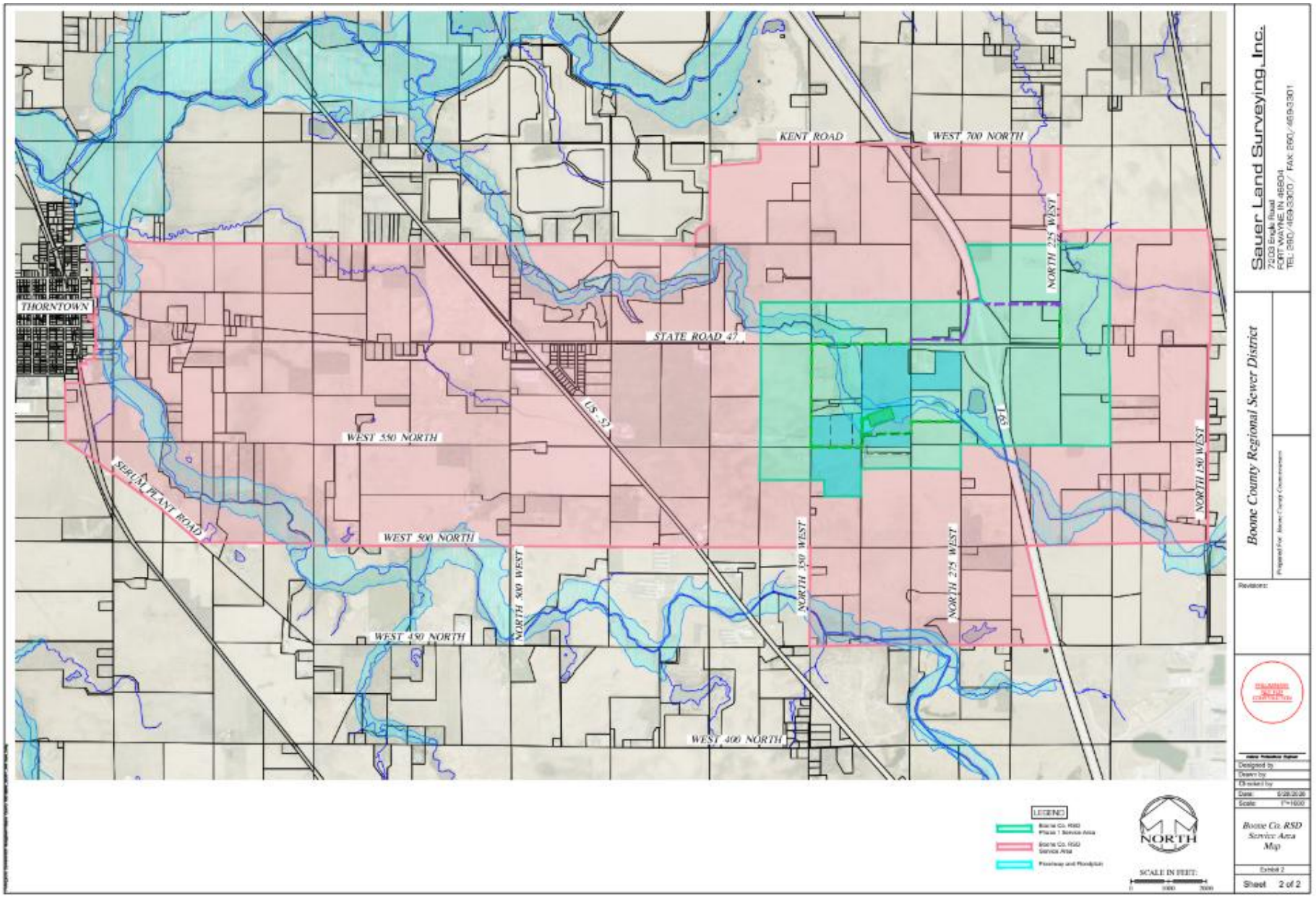
FOR:		AGAINST:
	Jennifer Hostetter	
	Shari Richey	
	Aaron Williams	
	John Riner	
	Dustin Plunkett	
	Kevin VanHorn	
	Dan Lamar	

ATTEST:

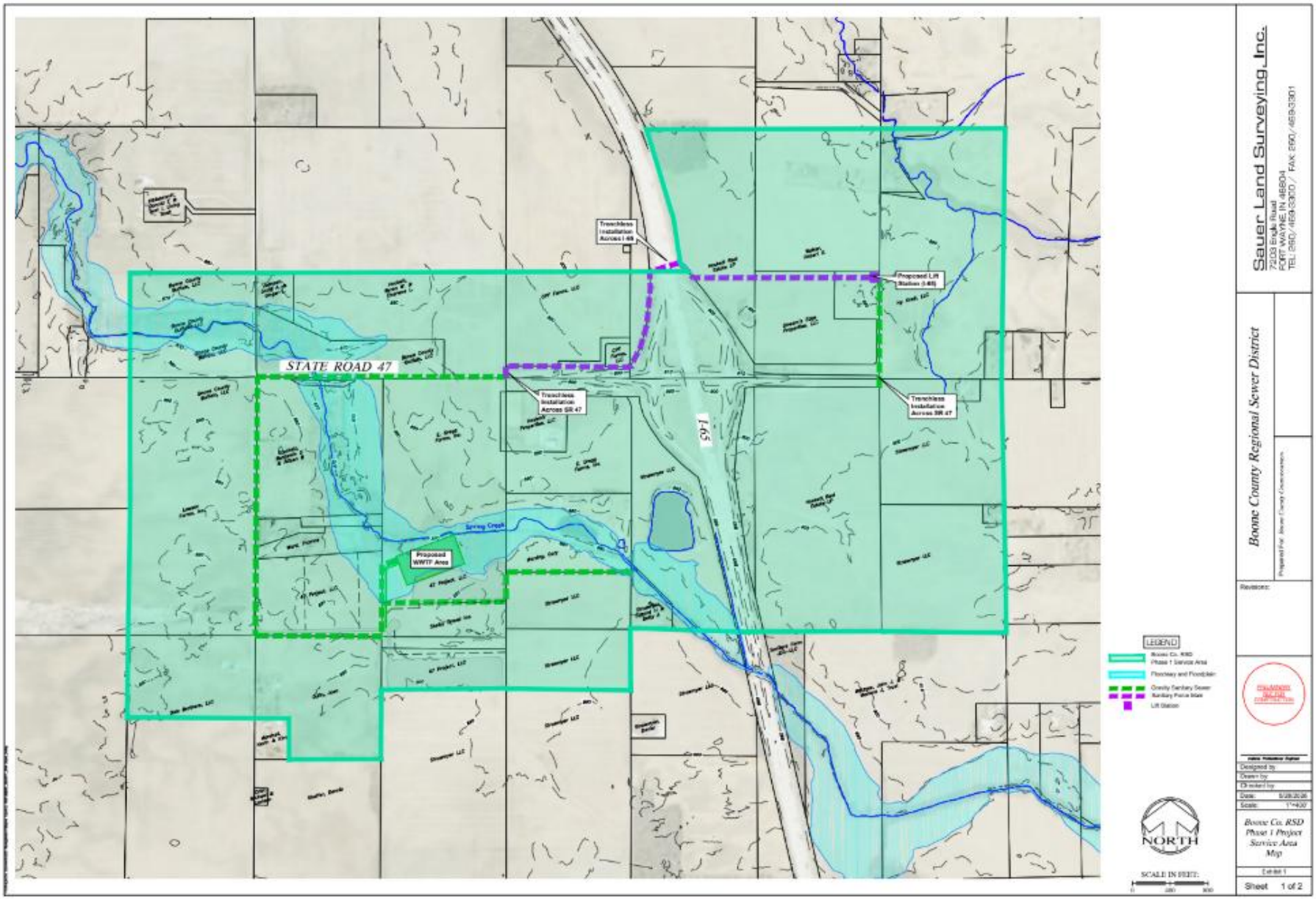
Debbie Crum, Auditor

Exhibit B - Boone County Regional Sewer District Proposed Service Area

Proposed Overall Service Area



Phase I Service Area



Boone County Board of Commissioners
C/O BCS Management

Re: Letter of Support for Proposed Boone County Regional Sewer District

To Whom It May Concern,

On behalf of IG Development, I am writing to express our support for the establishment of the proposed Boone County Regional Sewer District.

As a development company, we understand how critical infrastructure is to both community growth and economic development. Boone County is in a unique position to attract new businesses, residents, and investment, and this project represents the type of forward-thinking planning necessary to ensure that growth is both sustainable and beneficial to the community as a whole.

The creation of a regional sewer district will provide the capacity needed for responsible residential and commercial expansion while protecting natural resources and ensuring long-term environmental stewardship. This will not only strengthen the local economy but also enhance the quality of life for current and future residents.

IG Development is proud to support this important initiative and the petition to IDEM, and we look forward to the positive impact it will have on Boone County's future.

Sincerely,

David Hood
President
IG Development

Boone County Board of Commissioners
C/O BCS Management

Re: Letter of Support for Proposed Boone County Regional Sewer District

To Whom It May Concern,

On behalf of Merritt Contracting, Inc. and MCI Development, LLC, I am writing to express our support for the establishment of the proposed Boone County Regional Sewer District.

As a Boone County based company, we believe this initiative is vital to ensuring sustainable infrastructure that will serve both current and future needs. The creation of a regional sewer district will help foster responsible growth, protect the environment, and provide the backbone for meaningful economic development opportunities in our community.

We support this project and the petition to IDEM, and we look forward to the benefits it will bring to Boone County and its residents.

Sincerely,

Jake Merritt
Chief Financial Officer
Merritt Contracting, Inc.

Boone County Board of Commissioners
C/O BCS Management

Re: Letter of Support for Proposed Boone County Regional Sewer District

To Whom It May Concern,

On behalf of Merritt Contracting, Inc., I am writing to voice our support for the establishment of the proposed Boone County Regional Sewer District.

This project represents an important step toward ensuring that Boone County has the necessary infrastructure to sustain long-term growth. A regional sewer district will provide critical capacity for future development, safeguard environmental resources, and strengthen the foundation for economic opportunities that benefit the entire community.

Merritt Contracting, Inc. supports this initiative and the petition to IDEM, and we are encouraged by the positive impact it will have on Boone County's future.

Sincerely,

Tom Merritt
President
Merritt Contracting, Inc.

900 S SR 39
Lebanon, IN 46052
info@merrittcontracting.com
merrittcontracting.com

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Shelbyville, IN 46176
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- Shelbyville 317-398-4485
- Rushville 765-932-3292
- Columbus 812-372-5553
- Seymour 812-522-6221
- Nashville 812-988-6206
- Indianapolis 317-782-3200
- Brownsburg 317-216-7555
- Westfield 317-804-8100
- Pendleton 317-782-3200

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- Franklin 812-526-2731
- Rushville 765-763-7670
- Shelbyville 765-763-7670

Trucking

- 800-875-9977

August 28, 2025

Boone County Board of Commissioners
C/O BCS Management

Re: Letter of Support for Proposed Boone County Regional Sewer District

To Whom It May Concern,

On behalf of Shelby Materials, I am pleased to offer our support for the establishment of the proposed Boone County Regional Sewer District. Reliable and modern infrastructure is essential for both residential and commercial growth. A regional sewer district will provide the capacity and stability needed to support responsible development, protect the environment, and encourage economic investment in Boone County.

As a business that will soon be located in Boone County, Shelby Materials supports this initiative and the petition to IDEM, and we look forward to the opportunities this project will create for the community.

Sincerely,

Matt Haehl
President
Shelby Materials

BOARD OF COMMISSIONERS OF BOONE COUNTY
RESOLUTION NO. 2025-07

AUTHORIZING PETITION TO ESTABLISH REGIONAL SEWER DISTRICT FOR BOONE COUNTY

WHEREAS, Boone County (the "County") is a unit organized and existing under the provisions of Indiana Code § 36-1-2-23 and Indiana Code § 36-2-1, *et. seq.*;

WHEREAS, the Board of Commissioners of Boone County ("Board") serves as the executive of the County per Indiana Code § 36-2-2-2;

WHEREAS, Boone County is an "eligible entity" under IC 13-26;

WHEREAS, the Board believes there is a need for a regional district to provide for the collection, treatment, and disposal of sewage in the areas alongside Interstate I-65 and State Road 47 and along State Road 47 to Thorntown;

WHEREAS, IC 13-26-2-2 permits a petition for the creation of a regional sewer district to be filed by a representative of an eligible entity after being authorized by the fiscal body of the petitioning eligible entity;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Boone County that Commissioner Scott Pell is hereby authorized to execute on behalf of Boone County a petition for the establishment of a regional sewer district upon authorization by the Boone County Council and completion of the pre-petition process as required by IC 13-26.

RESOLVED by the Board of Commissioners of Boone County, on this 4 day of August, 2025.

FOR:

AGAINST:

Scott Pell _____

Tim Beyer _____

Donnie Lawson _____

ATTEST:

Debbie Crum, Auditor

BOONE COUNTY HEALTH DEPARTMENT
116 W. WASHINGTON STREET - LEBANON, IN 46052
www.boonecounty.in.gov/health

ENVIRONMENTAL DIVISION
SUITE B201
(765) 483-4458
(765) 483-5243 FAX

PREVENT PROMOTE PROTECT BCHD
BOONE COUNTY HEALTH DEPARTMENT

NURSING & VITAL RECORDS DIVISION
SUITE B202
(765) 482-3942
(765) 483-4450 FAX

October 8, 2025

To Whom It May Concern:

The Boone County Health Department supports the proposal for a regional sewer district to serve the area along SR47 and I-65, extending north of Lebanon to the town limits of Thorntown. As the local agency responsible for permitting and regulating onsite sewage systems, we recognize the challenges that can arise with individual septic systems, particularly in terms of long-term maintenance, environmental risks, and potential public health concerns.

A regional sewer system in this area would reduce reliance on onsite systems, which can pose environmental threats when improperly maintained or located in unsuitable soils. Centralized wastewater infrastructure offers a more sustainable and protective approach to managing sewage, supporting both environmental stewardship and responsible economic development.

We view this initiative as a proactive step toward improving public health outcomes and safeguarding natural resources in Boone County.

Sincerely,

Abby Messenger

Abby Messenger
Environmental Director
Boone County Health Department
amessenger@co.boone.in.us

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- Rushville 765-763-7670
- Shelbyville 765-763-7670

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- 800-875-9977

Boone County Board of Commissioners
C/O BCS Management

To Whom It May Concern,

Shelby Materials would like to voice its support for the creation of the proposed Boone County Regional Sewer District.

Our company has been committed to serving Central Indiana for nearly 75 years, we understand firsthand how essential strong infrastructure is to both economic progress and quality of life. This project makes that possible for future residential and commercial development in the growing community. We view this initiative as a smart investment in Boone County's long-term health.

The improved infrastructure will help attract and retain businesses such as ours, encourage sustainable community development, and protect natural resources. Shelby Materials is committed to being a part of the future of this community and fully endorses the petition to IDEM regarding the regional sewer district initiative.

Sincerely,

Parker Haehl

Parker Haehl
Vice President
Shelby Materials

Boone County Farm Bureau®

Brian W. Daggy
President, Boone County Farm Bureau
2005 W 250 N
Lebanon, IN 46052

Indiana Department of Environmental Management
Regional Sewer District Review Committee
100 North Senate Avenue
IGCN Rm 1101
Indianapolis, IN 46204-2250

To RSD Review Committee,

Boone County Farm Bureau wishes to offer our strong endorsement to the proposed formation of the Boone County Regional Sewer District.

Boone County Farm Bureau supports Agricultural and Rural Community interests in Boone County. The proposed Boone County RSD is needed to serve new development projects in the unincorporated areas of northern Boone County. These are not in a municipal utilities area.

We believe the formation of the RSD, under County control, will enable responsible development and provide environmental protection while allowing protection and allocation of resources in the proposed district.

If IDEM has questions or comments on our support, please feel free to contact me.

Sincerely,

Brian W. Daggy

Brian W. Daggy
President
Boone County Farm Bureau
bdaggy@frontiernet.net
317-508-0757

cc: Boone County Commissioners
BCS Management, Inc.

BOONE EDC

May 4, 2026

Boone County Board of Commissioners
C/O BCS Management, Inc.

Re: Letter of Support for the Proposed Boone County Regional Sewer District

To Whom It May Concern,

The Boone County Economic Development Corporation (Boone EDC) is pleased to submit this letter in strong support of the proposed establishment of the Boone County Regional Sewer District. Our mission is to recruit and retain businesses, empowering growth, and cultivating a thriving and inclusive community in Boone County. We view this regional sewer initiative as a critical piece of infrastructure necessary to realize this vision.

Reliable and modern infrastructure, particularly centralized wastewater management, is fundamental to attracting new investments and enabling the expansion of existing businesses. The formation of a Regional Sewer District will provide a number of key economic benefits that will allow for long term sustainability, alongside mitigating environmental risks.

The Boone County EDC strongly advocates for this project. The establishment of the Boone County Regional Sewer District will provide the backbone for meaningful economic development opportunities, helping us to continue to market Boone County as a great place to live, work, and play.

We support this initiative and the petition to IDEM, and we are committed to helping the community maximize the opportunities this foundational infrastructure will create.

Sincerely,

Andrea Kern

Andrea Kern, CEO

2030 Indianapolis Avenue Lebanon, Indiana 46052 BetterInBoone.org

BOONE EDC

Boone EDC

MEMORANDUM OF UNDERSTANDING: PUBLIC-PRIVATE INFRASTRUCTURE AND TRANSFER AGREEMENT

THIS MEMORANDUM OF UNDERSTANDING (this "MOU") is entered into by and between the BOONE COUNTY REGIONAL SEWER DISTRICT (the "District"), acting by and through its authorizing entity, the Boone County Board of Commissioners, and 47 COMMONS INFRASTRUCTURE, INC (the "Company").

RECITALS

WHEREAS, Petitioner Boone County, Indiana, has petitioned the Indiana Department of Environmental Management ("IDEM") pursuant to Indiana Code § 13-26 to establish the Boone County Regional Sewer District as an independent municipal corporation to provide centralized sanitary sewer services within designated unincorporated areas of Boone County; and

WHEREAS, the initial Phase 1 infrastructure project requires capital investment for a standalone wastewater treatment facility and sanitary sewer collection network to serve the I-65 and State Road 47 development area (the 47 Commons Development); and

WHEREAS, pursuant to IC § 13-26 and the Indiana Public-Private Agreements Act (IC § 5-23), the District and the Company desire to establish a public-private agreement structure wherein the Company provides capital funding, construction management, and system operations, and subsequently transfers full ownership of all utility assets to the District at the end of the operational term.

NOW, THEREFORE, the District and the Company agree to the following terms and conditions:

SECTION 1: PURPOSE AND SCOPE

The purpose of this MOU is to outline the public-private framework between the District and the Company for the Phase 1 sanitary sewer utility infrastructure. This agreement establishes the clear division of operational responsibilities, regulatory authority, capital commitments, and final asset transfer to support IDEM's review and approval of the District's petition under IC § 13-26.

SECTION 2: CAPITAL, MANAGEMENT, AND OPERATIONAL COMMITMENTS OF THE COMPANY

1. **Capital Financing**: The Company shall provide 100% of the capital funding required for the preliminary engineering, site preparation, environmental compliance, equipment procurement, and construction of the Phase 1 wastewater treatment facility and collection system.
2. **Project Management**: The Company shall provide comprehensive management oversight throughout the planning, permitting, and construction phases of the utility infrastructure.
3. **Day-to-Day Operations**: The Company shall manage and execute day-to-day utility operations, ensuring that the wastewater treatment plant and collection system are

DRAFT

operated safely, efficiently, and in full compliance with all applicable local, state, and federal environmental regulations.

SECTION 3: STATUTORY RESPONSIBILITIES AND AUTHORITY OF THE DISTRICT

The District shall retain exclusive statutory and municipal authority over all public and fiscal functions of the utility, specifically including:

1. **Rate Setting**: The District shall maintain sole authority to establish, adjust, and enact all utility user rates, monthly tariffs, and connection/capacity tap fees through formal Board of Trustees public hearings and rate ordinances.
2. **Billing and Collections**: The District shall manage and administer all utility billing, invoicing, and customer fee collections for users connected to the utility network.
3. **State Fiscal Compliance**: The District shall ensure full fiscal compliance, accounting oversight, statutory financial reporting, and recordkeeping as required by the Indiana State Board of Accounts (SBOA), IDEM, and all applicable state regulatory bodies.

SECTION 4: OPERATIONAL TERM AND ASSET TRANSFER

1. **Operational Term**: The Company shall operate and maintain the wastewater treatment facilities and collection system for an established concession period of twenty-five (25) to thirty (30) years following commercial operation startup.
2. **Asset Transfer**: Upon the expiration of the operational term, the Company shall convey, assign, and transfer to the District full, unencumbered legal title to all utility assets without cost or remaining debt obligations to the District.
3. **Scope of Transferred Assets**: The transferred utility infrastructure shall include:
    - All real property, land parcels, easements, and rights-of-way acquired for utility operations;
    - The treatment facility, modular treatment units, lift stations, force mains, collection lines, and auxiliary equipment;
    - All active IDEM NPDES discharge permits, technical permits, and environmental authorizations; and
    - All customer accounts, operational records, and as-built engineering documentation.

SECTION 5: REGULATORY COMPLIANCE AND GOVERNING LAW

1. **IDEM and Environmental Standards**: All facility construction, effluent discharge quality, and operational practices shall adhere strictly to IDEM regulations, NPDES permit conditions, and Indiana statutory standards.
2. **Governing Law**: This MOU shall be governed by and construed in accordance with the laws of the State of Indiana, specifically IC § 13-26 and IC § 5-23.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding as of the dates indicated below.

BOONE COUNTY REGIONAL SEWER DISTRICT

DRAFT

Boone County RSD Board Member **Date:**

_____ _____

Boone County RSD Board Member **Date:**

_____ _____

Boone County RSD Board Member **Date:**

_____ _____

47 COMMONS INFRASTRUCTURE LLC

Authorized Representative **Date:**

_____ _____

Authorized Representative **Date:**

_____ _____

Authorized Representative **Date:**

_____ _____

Authorized Representative **Date:**

_____ _____

DRAFT

Infrastructure Strategy and Economic Feasibility Assessment
September 2026

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CHAPTER I - THE NEED FOR A REGIONAL SEWER DISTRICT

Introduction

The Boone County Commissioners contracted BCS Management as a consultant to establish the Boone County Regional Sewer District to provide essential sanitary sewer infrastructure to support economic development and environmental health. The District's primary focus is the I-65 and State Road 47 interchange, specifically the 47 Commons development. The initial service area of the RSD will provide infrastructure support for a master-planned project that encompasses commercial, retail, multi-family residential, and applied technical services users. Phase 1 includes critical anchor tenants such as Merritt Contracting, Inc., relocating its headquarters, and Shelby Materials, establishing its first Boone County location. This initial phase focuses on roughly 91.8 acres, representing an estimated $30 million investment expected to retain 160 high-paying jobs and add at least 25 new positions, with total project investment projected to reach upwards of $200 million over a 10-year build-out across the 190-acre Planned Unit Development (PUD). Modern, centralized wastewater management is fundamental to attracting these investments, enabling the expansion of existing businesses, and supporting long-term regional development. Transitioning properties to a regional system will also mitigate environmental risks, protecting local groundwater and natural ecosystems like Spring Creek over the next 50 years. Furthermore, forming the RSD provides localized regional utility control, bypassing the significant logistical and financial challenges of relying on municipal extensions from Lebanon or Thorntown while preserving scalability to expand toward Thorntown in future phases as the District matures.

On August 4, 2025, the Boone County Commissioners executed a resolution authorizing the establishment of a regional sewer district. Subsequently, the Boone County Council signed a resolution authorizing the district's formation on August 12, 2025.

This initiative receives formal endorsement from numerous local entities within Boone County, including the Boone County Economic Development Corporation, the Boone County Health Department, Merritt Contracting, Shelby Materials, and Boone County Farm Bureau.

CHAPTER II CURRENT SITUATION AND EXISTING FACILITIES

A. Description and Condition of Existing Facilities

The Boone County RSD will be a new district. As such, there are no existing sewer facilities or operating infrastructure currently managed by the District. The proposed project represents the initial utility construction for the area, specifically designed to provide the necessary infrastructure backbone for long-term growth and environmental stewardship in Boone County.

Interconnection with existing wastewater treatment infrastructure in Thorntown and Lebanon was evaluated during the preliminary engineering and planning phases. However, due to the substantial physical distance to both collection systems, as well as extensive land acquisition requirements and significant piping costs, connecting to either municipality was determined to be financially and logistically unfeasible. Consequently, establishing a standalone treatment system at 47 Commons was selected as the most cost-effective solution for the district.

B. Historical Precedent

Historical administrative records indicate that in 1977, the Boone County Council submitted a formal petition to the State of Indiana for the creation of a regional sewer utility, the Boone County Sugar Creek Sewer Service District (Appendix B). The Indiana Stream Pollution Control Board subsequently authorized the district's establishment on August 18, 1977. Notably, the proposed treatment plant for that initiative was located approximately 2.5 miles north of the current District boundaries. This historical precedent confirms the long-standing legal and operational framework for regional utility management within this jurisdiction. While BCS Management explored the viability of reactivating or amending the original petition, the Indiana Department of Environmental Management (IDEM) recommended an application for a new regional sewer district, given that the 1977 entity was never fully operationalized and the significant time lapse since its initial approval.

CHAPTER III FUTURE SITUATION AND NEED FOR THE PROJECT

A. Health and Safety

The project aims to mitigate environmental risks by establishing a centralized

wastewater management system, protecting local groundwater and natural ecosystems such as Spring Creek. The RSD framework is designed to prioritize projects that meet the county's environmental needs for the next 50 years.

B. Economic Growth

Modern, centralized wastewater management is fundamental to attracting new investments and supporting current and planned developments at 47 Commons. This initiative is expected to support projects with a total investment projected to reach $200 million over a 10-year build-out. Failure to form the RSD would ultimately lead to development stagnation and a decline in the area's overall desirability to build new facilities.

C. Regional Control and Scalability

The formation of the RSD ensures regional utility control rather than relying on municipal extensions from Lebanon or Thorntown, which present significant financial and logistical challenges. The selected "47 Commons Centralized" solution includes a new 0.1-0.25 MGD treatment plant that is operationally ready and preserves the ability to expand toward Thorntown as the district's financial position matures.

CHAPTER IV EVALUATION OF ALTERNATIVES

The District evaluated three primary infrastructure alternatives:

A. Option 1 (Regionalization to Thorntown): Constructing a collection system and pumping to Thorntown plus participating in plant expansion ($41.2 million).

B. Option 2 (Reverse Regionalization of Thorntown): Constructing a new treatment plant at 47 Commons and connecting Thorntown ($51.5 million). Not only is the regionalization option cost prohibitive, but there is concern that insufficient residential growth could lead to low-flow conditions, potentially creating septic, odor, and corrosion issues. This would subsequently necessitate additional maintenance measures and increase long-term operational expenses.

C. Option 3 (47 Commons): Construction of a new 0.1 or 0.25 MGD treatment plant at the 47 Commons Development that can be expanded upon in the future, rather than building full capacity upfront. This option has been optimized through modular scalability and phased construction to reduce the initial capital budget to $12.6 million, providing a more cost-effective, standalone solution that avoids the logistical and financial complications of municipal extensions.

While preliminary discussions were conducted regarding the potential connection to Lebanon's existing sewage treatment plant, formal cost estimates were not pursued due to the significant geographic separation from the proposed project area. The existing Lebanon wastewater treatment facility is located approximately 5.5 miles from the proposed 47 Commons site, making a direct line extension economically unfeasible and cost-prohibitive for initial implementation. Additionally, capacity constraints and routing complexities associated with direct municipal extensions to Lebanon further reinforced the decision to focus on localized and standalone utility solutions for the District.

CHAPTER V - EVALUATION OF ENVIRONMENTAL IMPACTS

Land Impacts

The proposed construction of sanitary sewer facilities will occur in an active construction development area and will prioritize minimal disturbance to natural habitats. Environmental impact will be limited to standard construction processes, with mitigation measures in place for land and air quality. No destruction of open space or recreational opportunities is anticipated.

CHAPTER VI FUNDING AND FINANCIAL STRATEGY

Overview

The 47 Commons project will utilize a private equity-backed utility model designed to minimize upfront capital requirements while ensuring a transparent path to investor repayment and long-term asset value. The project is anchored by a $12.6 million initial capital budget, utilizing a 50/50 debt-to-equity model. This modular design allows for scalable capacity, ensuring the facility can efficiently handle the initial user requirements while providing the flexibility to expand treatment trains as demand grows. Financial sustainability is achieved through a bifurcation of revenues. A $90/month service tariff and upfront $4,000/EDU capacity connection fees are structured to systematically retire senior debt by Year 5 and generate surplus cash reserves, enabling future facility expansions to be funded internally. To ensure continuous service and mitigate operational risks, the project incorporates robust credit enhancements. These include a TIF Assignment Clause (IC § 36-7-25-3), minimuClear division of responsibility ensures regulatory compliance: BCS Management serves as the

Administrative Managing Director, while Astbury Water Technology, Inc. provides technical oversight as the IDEM-licensed Operator of Record. The private SPV remains directly accountable for the NPDES permit until the eventual transfer of the asset.m taxpayer/developer agreements, and a BCRSD contingent Special Benefit Tax levy.

A. Startup Capital Optimization

To make the project viable as a startup utility, the initial capital expenditure target has been reduced to approximately $12.6 million (down from the baseline $16.8 million). This is achieved through:

1. Modular Scalability: Deploying a 0.1 or 0.25 MGD modular package plant that can be expanded in the future, rather than building full capacity upfront
2. Phased Construction: Deferring long-term capacity lines and under-highway boring until the revenue base justifies the expenditure. This option provides a strategic advantage, as it requires significantly less upfront capital than alternatives while enabling immediate revenue generation.

B. Revenue and Reimbursement Model

The project operates on a Pure Utility Reimbursement Model, utilizing a direct revenue waterfall derived from utility operations. Private capital recovery is managed via two mechanisms:

1. Capacity Tap Fee Bifurcation: To prioritize deleveraging and ensure financial stability, 50%–75% of all upfront capacity tap fees are deployed immediately to retire senior debt principal. The remaining 25%–50% of tap fee collections are retained on the corporate balance sheet as unlevered cash reserves for working capital and future capital expansion. No direct tap fee distributions to shareholders are permitted.
2. Revenue Waterfall: Operational revenues are disbursed according to a strict priority: (1) Operating expenses and contract management fees (paid to professional service firms); (2) Mandatory senior debt service; (3) Retention of liquid working capital reserves (capped at 60–90 days of OPEX); (4) Capital replacement and expansion reserves. Pro-rata distributions to shareholders are made only post-holding period and strictly after all prior operational obligations, tax liabilities, and reserve targets are satisfied.

C. Projected Phase I Project Cost

The following estimate was compiled by a licensed professional engineer (PE) in June of 2026. Further value engineering with qualified contractors is underway to ensure an efficient construction budget while meeting the needs of the project and community.

Boone County Regional Sewer District

New 47 Commons WWTP and Interchange Collection System

Engineer's Preliminary Estimate of Probable Project Budget

June 2026

Item	Description	QTY	Unit	Unit Price	Total Amount
	General Conditions				
1	Mobilization/Demobilization (5%)	1	LS	$407,700	$407,700
2	Clearing Right-of-Way	1	LS	$163,100	$163,100
3	Maintenance of Traffic	1	LS	$163,100	$163,100
4	Erosion Control	1	LS	$203,900	$203,900
	Collection System Construction				
5	Manhole with Casting	24	EA	$7,000	$168,000
6	8"-10" Gravity Sanitary Sewer	3,000	LF	$80	$240,000
7	12"-15" Gravity Sanitary Sewer	5,200	LF	$120	$624,000
8	Structure Backfill	8,100	CY	$50	$405,000
9	Pavement Restoration	3,100	SY	$50	$155,000
10	Mulched Seeding/General Site Restoration	6,100	SY	$10	$61,000
	Wastewater Treatment Plant Construction				
11	Floodplain Mitigation and Site Grading	1	LS	$500,000	$500,000
12	0.25 MGD WWTP	1	LS	$6,000,000	$6,000,000
	Subtotal *(rounded up to the nearest $1,000)*				$9,091,000
	Construction Contingency (20%) *(rounded up to the nearest $1,000)*				$1,819,000
	Total Construction Budget				**$10,910,000**
	Estimated Non-Construction Budget (15%) *(rounded up to the nearest $1,000)*				$1,637,000
	Total Project Budget based on 2026 Construction Dollars				**$12,600,000**

CHAPTER VII - LEGAL AND MANAGERIAL CAPABILITIES

Overview

The RSD will retain its own independent legal counsel to oversee all district governance and legal matters. Furthermore, the RSD will enter into a Build-Operate-Transfer (BOT) agreement with a private corporation to provide project

funding, managerial oversight, and facilities management for the new district for a specified duration.

The District will engage specialized professional firms to manage comprehensive administrative, financial, and technical functions, including fiscal agency services and plant operations. A turnkey delivery model is planned following construction, guaranteeing integrated utility management, strict adherence to regulatory standards, and immediate service capability. Initial organizational priorities encompass legal and governance framework development, the implementation of standard operating procedures, automated utility billing systems, strategic asset management, and technical training for the Board of Trustees.

The Board of Trustees shall consist of three (3) members appointed by the Boone County Commissioners, to maintain direct public oversight, transparency, and accountability across all municipal decisions, rate ordinances, and district operations. Two members shall serve a term of four (4) years, while one member initially serves a two (2) year term; all subsequent terms will be four (4) years.

Attachment: Boone County Sugar Creek RSD Cause Number B-423

STATE OF INDIANA

STREAM POLLUTION CONTROL BOARD

INDIANAPOLIS 46206

1330 West Michigan Street
633-5467

BEFORE THE STREAM POLLUTION CONTROL BOARD OF THE STATE OF INDIANA

IN THE MATTER OF THE PETITION OF THE BOONE COUNTY COUNCIL, STATE OF INDIANA, TO FORM AND ORGANIZE A REGIONAL SEWAGE DISTRICT, PURSUANT TO IC 19-3-1.1, AS AMENDED

CAUSE NO. B-423

ORDER

1. That the Petition of the Boone County Council to form a regional sewage district be approved pursuant to IC 19-3-1.1-5(a), as amended.

2. That a regional sewer district, known as the Boone County Sugar Creek Sewer Service District, be organized as an independent political entity of the State of Indiana and as a body corporate and political.

3. That the purpose to be accomplished by said regional sewer district is to provide for the collection, treatment and disposal of sewage within and without said district.

4. That the territory to be included in the district is shown on attached Exhibit A and is more particularly described as follows;

A part of Section 28, 32, and 34, all of Section 33, Township 20 N, Range One west, Washington Township, County of Boone, State of Indiana, bounded by I-65 on the east, Indiana 47 on the south, and Sugar Creek on the north, described as follows:

Beginning at the intersection of the center line of I-65 and Indiana 47; thence westerly along the center line of Indiana 47 8,700 feet; thence northerly 2,640 feet to the center line of Kent Avenue; thence easterly along the center line of said Kent Avenue 1,320 feet; thence northerly 5,282 feet to the center line of Sugar Creek; thence easterly meandering along the center line of said Sugar Creek to a point on the center line of I-65; thence southeasterly along the center line of I-65 11,000 feet to the place of beginning, containing 1,135 acres more or less.

5. That the regional sewer district be governed by a Board of Trustees consisting of three members constituted as follows: the terms will be two (2) years with same to be selected as follows: (a) one

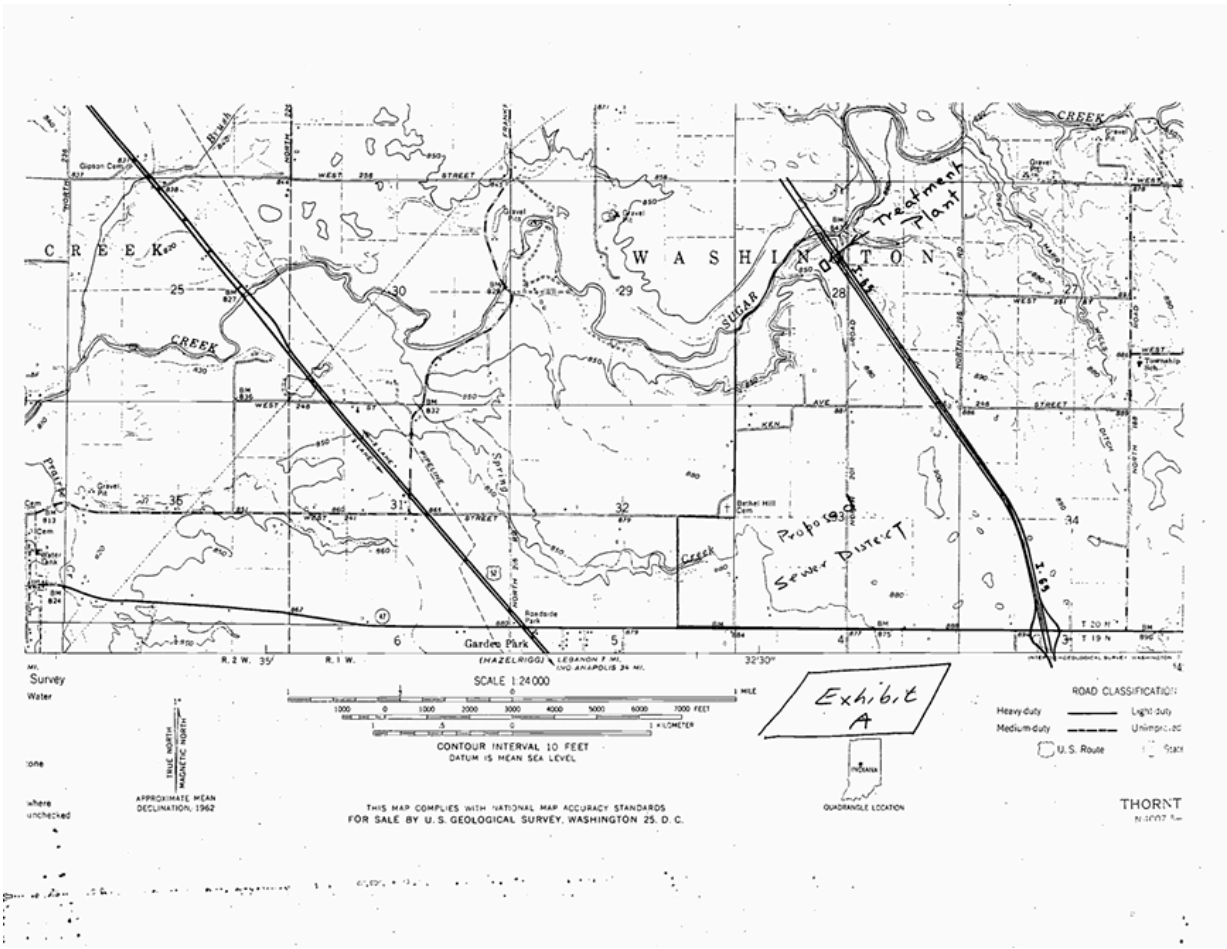
trustee selected by the Boone County Council; (b) one trustee selected by the Boone County Commissioners; (c) one trustee selected by the Washington Township Advisory Board. Said trustees to be named by said bodies for said two (2) year terms with the terms commencing as soon as practicable following approval of the district by the Stream Pollution Control Board. All trustees shall hold office until their successors are appointed and qualified.

6. That within nine months from the date of this Order, the Boone County Sugar Creek Sewer Service District shall file with the Stream Pollution Control Board of the State of Indiana a detailed plan for the construction and operation of a district proposed facilities pursuant to the provisions of IC 19-3-1.1-5(a), as amended.

Dated at Indianapolis, Indiana this 16th day of August, 1977.

Oral H. Hert
Technical Secretary

cc: Hearing Commissioner
Mr. John Price, Attorney, OIDC
Mr. Roy L. Dulin, Chairman
Mr. Wendell B. Iddings, Attorney, City of Lebanon
Mr. Jim Johnson, Washington Township Trustee


Treatment Plant
Proposed Sewer District
Exhibit A
SCALE 1:24000
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.
ROAD CLASSIFICATION
Heavy-duty
Medium-duty
U.S. Route
Garden Park
Survey
Water
APPROXIMATE MEAN DECLINATION, 1962
QUADRANGLE LOCATION
THORNT

STATE OF INDIANA

INDIANAPOLIS 46206

STREAM POLLUTION CONTROL BOARD

1330 West Michigan Street
633-5467

August 18, 1977

CERTIFIED MAIL

Mr. Paul H. Greene, President
Boone County Council
c/o Mrs. Barbara Gray, County Auditor
Boone County Courthouse
Second Floor
Lebanon, Indiana 46052

Dear Mr. Greene:

Re: Boone County Regional
Sewage District
Cause No. B-423

This is to inform you that the Stream Pollution Control Board of the State of Indiana, at its regularly scheduled meeting of August 16, 1977, by motion made, seconded, and unanimously passed, adopted the Recommended Findings of Fact and Order of its Hearing Officer. A copy of the Order is enclosed.

Very truly yours,

Oral H. Hert

Oral H. Hert
Technical Secretary

Enclosure
cc: Hearing Commissioner
Mr. John R. Price, Attorney, OIDC
Mr. Roy L. Dulin, Chairman, Boone County Commissioners
Mr. Wendell B. Iddings, Attorney, City of Lebanon
Mr. Jim Johnson, Washington Township Trustee

X

STATE OF INDIANA

STREAM POLLUTION CONTROL BOARD

INDIANAPOLIS 46206

1330 West Michigan Street
633-5467

RECEIVED

AUG 9 1977

STATE OF INDIANA
STREAM POLLUTION CONTROL
BOARD

CERTIFIED MAIL

STATE OF INDIANA)
COUNTY OF MARION) SS:

BEFORE THE STREAM POLLUTION CONTROL BOARD OF THE STATE OF INDIANA

IN THE MATTER OF THE PETITION OF THE BOONE COUNTY COUNCIL, STATE OF INDIANA TO FORM AND ORGANIZE A REGIONAL SEWER DISTRICT PURSUENT TO IC 19-3-1.1 AS AMENDED BEFORE THE STREAM POLLUTION CONTROL BOARD OF THE STATE OF INDIANA

CAUSE NO. B-423

NOTICE OF FILING OF RECOMMENDED FINDINGS OF FACT AND ORDER

TO: Mr. Paul H. Greene, President
Boone County Council
c/o Mrs. Barbara Gray, County Auditor
Boone County Court House, 2nd Floor
Lebanon, Indiana 46052

You are hereby notified that on the 9 day of August, 1977, Joseph W. Karen, Hearing Officer, in the above cause has presented to and has filed with the Stream Pollution Control Board the complete record of the proceedings that were held before him on the above cause including Findings of Fact other than the transcript of all testimony, together with his Recommended Order.

A copy of said Findings of Fact and Recommended Orders are enclosed and made a part of this notice.

You are further notified, as provided by Indiana Code 4-22-1-12, that any interested and affected person may, within ten (10) days after receipt of notice, file with the Stream Pollution Control Board, at the office of its Technical Secretary, Indiana State Board of Health Building,

1330 West Michigan Street, Indianapolis, Indiana 46206, objections to the entry of such order.

Dated at Indianapolis, Indiana, this 9 day of August, 1977.

Oral H. Hert
Technical Secretary

Enclosure
cc: Hearing Commissioner
Mr. John R. Price, Attorney, OIDC
Mr. Roy L. Dulin, Chairman, Boone County Commissioners
Mr. Wendell B. Iddings, Attorney, City of Lebanon
Mr. Jim Johnson, Washington Township Trustee

Run Times: Detailed Run Times
07-14-2026 - 07-29-2026 / Exported: 8/10/2026

Station	Date	Cart ID	Account	Contract #	Len	Spot Type	Rate	Rev. Type	Log Detail	Spot Title	Sch. Time (12hr)
WILO	07-14-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	12:20:00 pm
WILO	07-14-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	06:20:30 pm
WILO	07-14-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:50:30 pm
WILO	07-15-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:10:00 am
WILO	07-15-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:20:00 am
WILO	07-15-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	12:11:00 pm
WILO	07-16-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	10:10:30 am
WILO	07-16-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	06:10:30 pm
WILO	07-16-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:51:30 pm
WILO	07-17-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	06:21:30 am
WILO	07-17-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:21:00 am
WILO	07-17-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	01:10:30 pm
WILO	07-18-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	09:11:30 am
WILO	07-18-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	12:10:00 pm
WILO	07-18-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	06:10:30 pm
WILO	07-19-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	06:10:00 am
WILO	07-19-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	03:10:00 pm
WILO	07-19-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	04:50:00 pm
WILO	07-20-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	06:50:30 am
WILO	07-20-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:11:30 am
WILO	07-20-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	12:36:00 pm
WILO	07-21-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:35:30 pm
WILO	07-21-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:21:00 pm
WILO	07-21-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	09:50:00 pm
WILO	07-22-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	10:35:00 am
WILO	07-22-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	02:36:00 pm
WILO	07-22-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:20:00 pm
WILO	07-23-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	12:50:30 pm
WILO	07-23-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	03:10:00 pm
WILO	07-23-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:20:00 pm
WILO	07-24-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:10:30 am
WILO	07-24-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	10:36:15 am
WILO	07-24-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	08:21:30 pm
WILO	07-25-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:50:00 am
WILO	07-25-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	10:12:00 am
WILO	07-25-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	09:51:00 pm
WILO	07-26-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:35:00 am
WILO	07-26-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	11:50:30 am

Station	Date	Cart ID	Account	Contract #	Len	Spot Type	Rate	Rev. Type	Log Detail	Spot Title	Sch. Time (12hr)
WILO	07-26-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	06:10:30 pm
WILO	07-27-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:20:30 am
WILO	07-27-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	10:51:30 am
WILO	07-27-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	02:51:30 pm
WILO	07-28-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:21:30 am
WILO	07-28-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	10:21:00 am
WILO	07-28-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	03:50:00 pm
WILO	07-29-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:11:30 am
WILO	07-29-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	01:35:00 pm
WILO	07-29-2026	759	Boone County Commissioners	CON-COM-SW-435 (#1)	30	Regular Ad	Pkg.	Cash	*CHARGED AS SCHEDULED	Boone Co Regional Sewer District Notice PSA	07:35:30 pm

Invoice

Invoice #: INV-1519
Date: 07-26-2026
Contract #: CON-COM-SW-435
Account Rep: Sam Wort
Description: Boone County RSD - Public Meeting Notice PSAs
Media Outlet: WILO-AM/FM

BOONE COUNTY COMMISSIONERS
1202 W WAYNE ST
FORT WAYNE IN 46802

Kaspar Broadcasting
1401 W Barner St
Frankfort IN 46041

Date	Time	Description	Length	Spot Title	Cost
07-14-2026	12:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-14-2026	18:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-14-2026	19:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-15-2026	07:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-15-2026	08:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-15-2026	12:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-16-2026	10:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-16-2026	18:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-16-2026	19:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-17-2026	06:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-17-2026	08:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-17-2026	13:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-18-2026	09:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-18-2026	12:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-18-2026	18:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-19-2026	06:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-19-2026	15:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-19-2026	16:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-20-2026	06:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-20-2026	08:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-20-2026	12:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-21-2026	19:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-21-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-21-2026	21:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-22-2026	10:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-22-2026	14:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-22-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-23-2026	12:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-23-2026	15:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-23-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-24-2026	08:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-24-2026	10:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-24-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-25-2026	07:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-25-2026	10:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-25-2026	21:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-26-2026	07:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-26-2026	11:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-26-2026	18:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.

Date	Time	Description	Length	Spot Title	Cost
		PACKAGE COST			$432.00
				Spots Aired	39
				Subtotal	$432.00
				Total (USD)	$432.00
				Total Due (USD)	**$432.00**

AFFIDAVIT OF PERFORMANCE: I Certify that, in accordance with the Official Station Logs, announcements were broadcast as shown on this invoice.

Melissa Jacobs, STATION OFFICIAL

State of Indiana

County of Clinton

Subscribed and sworn before me this 26th day of July, 2026

Melissa Ann Pickell NOTARY PUBLIC

Commission Expires May 16, 2029

NOTARY PUBLIC SEAL INDIANA

MELISSA ANN PICKELL
Notary Public, State of Indiana
Clinton County
Commission Number NP0733727
My Commission Expires
May 16, 2029

All Regular Spots

WIRE-FM
From 08/25/26 To 08/25/26
As of Monday, Aug 24 2026

Advertiser	Contract #	Air Date	Air Time
BCS Management	9510175	07/13/2026	7:48:00AM
BCS Management	9510175	07/13/2026	4:48:00PM
BCS Management	9510175	07/13/2026	6:48:00PM
BCS Management	9510175	07/14/2026	11:21:00AM
BCS Management	9510175	07/14/2026	1:21:30PM
BCS Management	9510175	07/14/2026	2:48:00PM
BCS Management	9510175	07/15/2026	8:48:00AM
BCS Management	9510175	07/15/2026	10:48:00AM
BCS Management	9510175	07/15/2026	3:21:30PM
BCS Management	9510175	07/16/2026	6:48:00AM
BCS Management	9510175	07/16/2026	12:21:00PM
BCS Management	9510175	07/16/2026	5:21:00PM
BCS Management	9510175	07/17/2026	6:18:30AM
BCS Management	9510175	07/17/2026	9:21:30AM
BCS Management	9510175	07/17/2026	1:48:00PM
BCS Management	9510175	07/18/2026	12:48:00PM
BCS Management	9510175	07/18/2026	12:48:30PM
BCS Management	9510175	07/18/2026	6:21:00PM
BCS Management	9510175	07/19/2026	2:21:00PM
BCS Management	9510175	07/19/2026	3:48:00PM
BCS Management	9510175	07/19/2026	4:48:00PM
BCS Management	9510175	07/20/2026	8:34:30AM
BCS Management	9510175	07/20/2026	9:18:30AM
BCS Management	9510175	07/20/2026	10:21:00AM
BCS Management	9510175	07/21/2026	6:34:30AM
BCS Management	9510175	07/21/2026	7:48:00AM
BCS Management	9510175	07/21/2026	11:21:00AM
BCS Management	9510175	07/22/2026	10:21:00AM
BCS Management	9510175	07/22/2026	3:48:00PM
BCS Management	9510175	07/22/2026	4:48:00PM
BCS Management	9510175	07/23/2026	12:48:30PM
BCS Management	9510175	07/23/2026	1:48:00PM
BCS Management	9510175	07/23/2026	5:48:00PM
BCS Management	9510175	07/24/2026	7:34:30AM
BCS Management	9510175	07/24/2026	8:48:00AM
BCS Management	9510175	07/24/2026	6:48:00PM
BCS Management	9510175	07/25/2026	9:48:00AM
BCS Management	9510175	07/25/2026	11:21:00AM
BCS Management	9510175	07/25/2026	2:48:00PM
BCS Management	9510175	07/26/2026	7:21:30AM
BCS Management	9510175	07/26/2026	1:48:30PM
BCS Management	9510175	07/26/2026	5:48:30PM
BCS Management	9510175	07/27/2026	6:34:30AM
BCS Management	9510175	07/27/2026	8:49:00AM

All Regular Spots

WIRE-FM
From 08/25/26 To 08/25/26
As of Monday, Aug 24 2026

Advertiser	Contract #	Air Date	Air Time
BCS Management	9510175	07/27/2026	12:48:00PM
BCS Management	9510175	07/28/2026	12:48:30PM
BCS Management	9510175	07/28/2026	3:21:00PM
BCS Management	9510175	07/28/2026	4:48:00PM
BCS Management	9510175	07/29/2026	9:48:30AM
BCS Management	9510175	07/29/2026	1:48:30PM
BCS Management	9510175	07/29/2026	6:21:00PM

Contract

Contract #: CON-COM-SW-435
Product: Rate/Volume Agreement
Type: Cash
Flight: 07-14-2026 - 07-29-2026
07-02-2026
Boone County RSD - Public Meeting Notice PSAs

Kaspar Broadcasting

Sam Wort
1401 W Barner St
Frankfort IN
US 46041
sam@kasparradio.com

Boone County Commissioners

1202 W Wayne St
Fort Wayne IN
US 46802
(765) 483-4492

Description	Run Dates	Cost *Broadcast Month*	Spots
Custom package / #1	07-14-2026 to 07-29-2026	As defined (Cost Schedule)	48

Media Outlet: WILO

W/C 07-13-2026			Mon	Tue	Wed	Thu	Fri	Sat	Sun	
Daypart	**Type**	**Length**	**07/13**	**07/14**	**07/15**	**07/16**	**07/17**	**07/18**	**07/19**	**Units**
ROS (6a-9:59p)	Regular Ad *(P 180)*	30sec	0	3	3	3	3	3	3	18
									Total per station	18
									Week total	18

W/C 07-20-2026			Mon	Tue	Wed	Thu	Fri	Sat	Sun	
Daypart	**Type**	**Length**	**07/20**	**07/21**	**07/22**	**07/23**	**07/24**	**07/25**	**07/26**	**Units**
ROS (6a-9:59p)	Regular Ad *(P 180)*	30sec	3	3	3	3	3	3	3	21
									Total per station	21
									Week total	21

W/C 07-27-2026			Mon	Tue	Wed	Thu	Fri	Sat	Sun	
Daypart	**Type**	**Length**	**07/27**	**07/28**	**07/29**	**07/30**	**07/31**	**08/01**	**08/02**	**Units**
ROS (6a-9:59p)	Regular Ad *(P 180)*	30sec	3	3	3	0	0	0	0	9
									Total per station	9
									Week total	9

Your Cost Schedule for this Package (per Media Outlet):

July, 2026	**$432.00**		

Total Spots	**48**
Total	**$432.00**

Amounts quoted are in USD

Projected Billing (USD)	
July, 2026	**$432.00**

Our media outlets do not discriminate on the basis of race or ethnicity.

Authority to Proceed

Name: _____ **Title:** _____ **Signature:** _____ **Date:** _____

Name: _____ **Title:** _____ **Signature:** _____ **Date:** _____

Last revised 07-02-2026 (11:53am)

INDIANA MEDIA GROUP
PO BOX 607
GREENSBURG IN 47240-0607
(877)253-7755
Fax (765)648-4229

ORDER CONFIRMATION

Salesperson: JENNIFER HENSLEY Printed at 06/25/26 10:00 by awhit

Acct #: 249082 Ad #: 1977885 Status: New

BCS MANAGMENT
1202 W WAYNE ST
FORT WAYNE IN 46802

Start: 06/25/2026 Stop: 07/28/2026
Times Ord: 6 Times Run: ***
LEG 1.00 X 22.00 Words: 93
Total LEG 22.00
Class: 105 PUBLIC NOTICES
Rate: LGOVT Cost: 30.58

Contact:
Phone: (765)635-9724
Fax#:
Email: olivia@bcs-managment.com
Agency:

Ad Descrpt: NOTICE OF PUBLIC MEETING
Given by: *
P.O. #:
Created: jhen1 06/22/26 13:48
Last Changed: awhit 06/25/26 10:00

PUB	ZONE	EDT	TP	RUN DATES
TLR	TLR	95	S	06/25 07/02,09,16,23,28
LBOL	TLR	95	S	06/25 07/02,09,16,23,28

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type) Name (signature)

.

NOTICE OF PUBLIC MEETING
Boone County Regional Sewer District

Notice is hereby given that the Boone County Commissioners, in partnership with their consultants, BCS Management, will hold an informational public meeting regarding the proposed Boone County Regional Sewer District on July 29, 2026, at 6:00 pm.

The meeting will be held in person at the Lebanon Middle School Cafeteria, 1800 N Grant Street, Lebanon, IN 46052.

Copies of the meeting agenda and related documents are available for public inspection at boonecountyrsd.com. The meeting facility is accessible to persons with disabilities.

TLR-390 6/25 1977885

Invoice

Midwest Presort Service
PO Box 2506
Indianapolis, IN 46206

Date	Invoice #
6/30/2026	80557

Bill To
BCS Management 1202 W Wayne St Fort Wayne, IN 46802

P.O. No.	Terms
	Net 15

Quantity	Description	Rate	Amount
	Mailing Services including Cass, NCOA and filework on 6 different files, color printing, inkjet addressing, inserting, preparing certificate of mailing and clearing with the USPS and all mailing services and supplies-Boone County Sewer District	820.11	820.11
	Postage including certificate of mailing	163.26	163.26
	Sales Tax	7.00%	0.00

Phone #
317-547-9937 Ext 902

Total $983.37

Invoice #0012007

Issue Date: Jun 29, 2026
Due Date: Jun 29, 2026

Radio Mom Shop
107 South Meridian Street, suite 2022
Lebanon, Indiana 46052
United States
info@radiomom.org
Phone: (765) 427-4427

Bill to:
Olivia Pratt
1202 W Wayne Street
Fort Wayne, 46802
United States

Additional Customer Info:
olivia@bcs-management.com

Product or Service	Quantity	Price	Line Total
Spots Prepayment - PSA Prepayment for PSA one time run spots	42	$70.00	$2,940.00

Subtotal	**$2,940.00**
Taxes	$0.00
Invoice Total	$2,940.00
Amount Paid	$2,940.00
Balance Due	**$0.00**

Thank you for your support

Payment is for underwriting on Radio Mom. Spots can not run until payment is received in full. No refunds can be issued once spots have ran.

BOONE COUNTY
— REGIONAL SEWER DISTRICT —

Boone County Regional Sewer District Public Meeting 7/29/26 at 6:00 pm

Name	Address	Phone Number
Justin Hafesoff	423 Blackridge Blvd	765-663-2295
Jim Clark Ivy Knoll	PO Box 661 Frankfort	317-627-6928
LARRY A. RICHARDSON TY	6230 N St. RD LEBANON	
Alan Whaite	1025E 375N Lebanon	317 626 2565
John Merson	6914 W N Apollogy T-Town	765-594-1070
Jake Merritt		
Tom Merritt	Thorntown	
Dominic Lawson	Thorntown	
STAN CORSON II	5786 N 450 W THORNTOWN	317-402-8448
Aly Hickman	507 S. Market Thorntown	765-436-2285
James Wells	Thorntown	~~765-482-8866~~ 317-797-5562
Cameron Cox	1805 W SR 47 Lebanon IN	765-326-0733
Adam Shepherd	5231 W 600N THORNTOWN, IN.	812-341-2943
Jim Wilkerson	5834 N Laurel Dr Thorntown IN	765-481-8378

BCS MANAGEMENT

BOONE COUNTY
— REGIONAL SEWER DISTRICT —

Boone County Regional Sewer District Public Meeting 7/29/26 at 6:00 pm

Name	Address	Phone Number
Chris Kellner	1549 S. 1st St.	724.309.4640
Dee Reeves	6270 N. SR39	317-557-3454.
Don & Terri Hildebrandt	6368N350	WT-town 317-753-5905
Benjamin Crockett	5875 N 350 W	425-999-1571

BCS MANAGEMENT

BOONE COUNTY
— REGIONAL SEWER DISTRICT —

Boone County Regional Sewer District Public Meeting 7/29/26 at 6:00 pm

Name	Address	Phone Number
Elliott Elston	192 N. Shire St	260.705.2755
Gary Dale	1098 Hickory Point Lebanon	
Brian Daggy	2005 W. 250 N. Lebanon	317-508-0757
Dave Bromberek	5750 N. 200W	
Angela Moody	7265 N 350W. T-town	765-336-2488
Randy Bruder	511 S Market St Thorntown	317-371-2359

BCS MANAGEMENT

NOTICE OF PUBLIC MEETING

Boone County Regional Sewer District

Notice is hereby given that the Boone County Commissioners, in partnership with their consultants, BCS Management, will hold an informational public meeting regarding the proposed Boone County Regional Sewer District on **July 29, 2026**, at **6:00 pm**.

The meeting will be held in person at the **Lebanon Middle School Cafeteria, 1800 N Grant Street, Lebanon, IN 46052.**

Copies of the meeting agenda and related documents are available for public inspection at boonecountyrsd.com. The meeting facility is accessible to persons with disabilities.

Published: [Newspaper Name] — [Publication Date]

Boone County Regional Sewer District
116 W Washington Street
Lebanon, IN 46052

Date: June 29, 2026

RE: Notice of Public Meeting for Proposed Regional Sewer District

Dear Property Owner,

This letter is to inform you that your property is included in the proposed future service area of the pending Boone County Regional Sewer District, a project of the Boone County Commissioners. The design and construction of sanitary sewer infrastructure is not currently planned for your area. However, should service be needed in the area, the Boone County Regional Sewer District would be the provider of this utility.

The goal of this project is to improve water quality, protect public health, and foster regional prosperity and stimulate local economic development. A map outlining the proposed service area and your property is enclosed. While your property will not experience an immediate impact from the project, you may have the opportunity to connect to future phases, should the need arise.

We are currently in the planning phase and will be hosting a **public information meeting** to discuss project timelines, estimated costs, and to answer any questions that you may have. We strongly encourage you to attend:

- **Date: July 29, 2026**
- **Time: 6:00 pm**
- **Location: Lebanon Middle School Cafeteria, 1800 N Grant Street, Lebanon, IN 46052**

If you have any immediate questions, please contact us at info@bcs-management.com. We will also be posting project information on the information website boonecountyrsd.com.

Sincerely,

Lana Beregszazi, BCS Management

RSD Development Consultant

Cc: Boone County Commissioners, Boone County Attorney, Boone County Administrator

Boone County Regional Sewer District
116 W Washington Street
Lebanon, IN 46052

Date: June 29, 2026

RE: Notice of Public Meeting for Proposed Regional Sewer District

Dear Property Owner,

This letter is to inform you that your property is currently included in a proposed service area for the new Boone County Regional Sewer District, a project of the Boone County Commissioners. All or part of your parcel may have sanitary sewer service available after the design and construction of the currently planned initial project which will include a collection system and wastewater treatment plant.

The goal of this project is to improve water quality, protect public health, foster regional prosperity and stimulate local economic development. A map outlining the proposed service area and your property is enclosed. Your property has the potential to be among the first to experience the direct benefits and immediate impacts of the new infrastructure.

We are currently in the planning phase and will be hosting a **public information meeting** to discuss project timelines, estimated costs, and to answer questions and hear comments. We strongly encourage you to attend:

- **Date: July 29, 2026**
- **Time: 6:00 pm**
- **Location: Lebanon Middle School Cafeteria, 1800 N Grant Street, Lebanon, IN 46052**

If you have any immediate questions, please contact us at info@bcs-management.com. We will also be posting project information on the information website boonecountyrsd.com.

Sincerely,

Lana Beregszazi, BCS Management

RSD Development Consultant

Cc: Boone County Commissioners, Boone County Legal Counsel, Boone County Administrator

Boone County RSD - Public Meeting Notice
Radio PSA

The Boone County Commissioners, in coordination with their consultant, BCS Management, will be holding a public meeting regarding the formation of a regional sewer district to serve the 47 Commons Commercial Development and surrounding area. This meeting will be held on July 29, 2026 at 6:00 PM in the Lebanon Middle School cafeteria. The school is located at 1800 N Grant Street, Lebanon, IN 46052.

The goal of this project is to improve water quality, protect public health, and foster regional prosperity and stimulate local economic development. A map of the proposed area can be viewed at boonecountyrsd.com. If you have any questions, please send an email to info@bcs-management.com.

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Use Current Price List (Notice 123)

Duplicate Copy ☐

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
208	First Class	☐ Verified	

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid

Mailed For	Mailed By
Boone County Regional Sewer District	Midwest Presort

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

INDIANAPOLIS IN 46206 JUN 30 2026 USPS

US POSTAGE PITNEY BOWES
ZIP 46226 $ 013.50⁰
02 1W
0001403732 JUN 30 2026

Acceptance employee must cance
affixed (by round-date) at the time

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

PS Form **3606-D,** December 2024 PSN 7530-17-000-5548

See Reverse for Instructions

BOONE COUNTY BOARD OF COMMISSIONERS
116 West Washington Street, Room 103
Lebanon, Indiana 46052
Phone: (765) 483-4492 | Fax: (765) 483-4494
commissioners@co.boone.in.us
District 1: Tim Beyer | District 2: Donald Lawson | District 3: Scott Pell

To Whom it May Concern,

The Boone County Commissioners published the public meeting notice on their website, as required by Indiana Code 13-26, from June 25, 2026 through August 26, 2026.

This notice was published to provide public information regarding the public meeting held on July 29, 2026 at Lebanon Middle School, concerning the proposed formation of the Boone County Regional Sewer District.

Please let me know if additional information is needed.

Thank you,

Nick Parr
Director of Administration

Invoice

Invoice #: INV-1519
Date: 07-26-2026
Contract #: CON-COM-SW-435
Account Rep: Sam Wort
Description: Boone County RSD - Public Meeting Notice PSAs
Media Outlet: WILO-AM/FM

BOONE COUNTY COMMISSIONERS
1202 W WAYNE ST
FORT WAYNE IN 46802

Kaspar Broadcasting
1401 W Barner St
Frankfort IN 46041

Date	Time	Description	Length	Spot Title	Cost
07-14-2026	12:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-14-2026	18:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-14-2026	19:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-15-2026	07:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-15-2026	08:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-15-2026	12:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-16-2026	10:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-16-2026	18:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-16-2026	19:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-17-2026	06:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-17-2026	08:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-17-2026	13:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-18-2026	09:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-18-2026	12:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-18-2026	18:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-19-2026	06:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-19-2026	15:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-19-2026	16:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-20-2026	06:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-20-2026	08:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-20-2026	12:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-21-2026	19:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-21-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-21-2026	21:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-22-2026	10:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-22-2026	14:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-22-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-23-2026	12:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-23-2026	15:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-23-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-24-2026	08:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-24-2026	10:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-24-2026	20:20:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-25-2026	07:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-25-2026	10:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-25-2026	21:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-26-2026	07:35:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-26-2026	11:50:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.
07-26-2026	18:10:00	Regular Ad	30sec	Boone Co Regional Sewer District Notice PSA	Pkg.

Date	Time	Description	Length	Spot Title	Cost
		PACKAGE COST			$432.00
				Spots Aired	39
				Subtotal	$432.00
				Total (USD)	$432.00
				Total Due (USD)	**$432.00**

AFFIDAVIT OF PERFORMANCE: I Certify that, in accordance with the Official Station Logs, announcements were broadcast as shown on this invoice.

Melissa Jacobs, STATION OFFICIAL

State of Indiana

County of Clinton

Subscribed and sworn before me this 26th day of July, 2026

Melissa Ann Pickell NOTARY PUBLIC

Commission Expires May 16, 2029

NOTARY PUBLIC SEAL INDIANA

MELISSA ANN PICKELL
Notary Public, State of Indiana
Clinton County
Commission Number NP0733727
My Commission Expires
May 16, 2029

USA TODAY CO.

LocaliQ

PO Box 630485 Cincinnati, OH 45263-0485

AFFIDAVIT OF PUBLICATION

BCS Management
4429 Butler Road
Ft. Wayne IN 46808

STATE OF WISCONSIN, COUNTY OF BROWN

The Indianapolis Star, a daily newspaper published in the city of Indianapolis, Marion County, State of Indiana, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

IND Indianapolis Star 06/26/2026, 07/03/2026, 07/10/2026
IND indystar.com 06/26/2026

and that the fees charged are legal.
Sworn to and subscribed before on 07/10/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	$601.14	
Tax Amount:	$0.00	
Payment Cost:	$601.14	
Order No:	12432252	# of Copies:
Customer No:	1607148	0
PO #:	LSBN0544283	

THIS IS NOT AN INVOICE!

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NANCY HEYRMAN
Notary Public
State of Wisconsin

Form Prescribed by State Board of Accounts

General Form No. 99P (Rev. 2002)

_____

(Government Unit)

To: IND Indianapolis Star

_____County, Indiana _____

28 lines, 1.0000 columns wide which equals 28 equivalent lines at $7.16 per line @ 3 days $601.14

Acct #: 1607148

Ad #: 12432252

Website Publication $0.00

DATA FOR COMPUTING COST

Width of single column 1.53 in

Number of insertions 3

Size of type 7 point

Charge for proof(s) of publication $0.00

TOTAL AMOUNT OF CLAIM $601.14

Claim No. _____ Warrant No. _____

IN FAVOR OF

I have examined the within claim and hereby certify as follows:

That it is in proper form.

That it is duly authenticated as required by law.

That is is based upon statutory authority.

That it is apparently (correct)

(incorrect)

_____

_____

$_____

On Account of Appropriation For

FED ID

83-2810977

Allowed _____, 20_____

In the sum of $_____

_____

I certify that the within claim is true and correct, that the services there-in itemized and for which charge is made were ordered by me and were necessary to the public business.

_____

_____

Notice of Public Meeting for Proposed Regional Sewer District

Boone County Regional Sewer District

Notice is hereby given that the Boone County Commissioners, in partnership with their consultants, BCS Management, will hold an informational public meeting regarding the proposed Boone County Regional Sewer District on **July 29, 2026, at 6:00 pm.**

The meeting will be held in person at the **Lebanon Middle School Cafeteria, 1800 N Grant Street, Lebanon, IN 46052.**

Copies of the meeting agenda and related documents are available for public inspection at boonecountyrsd.com. The meeting facility is accessible to persons with disabilities.

Published: IndyStar
June 26, July 3, 10 2026
LSBN0544283

USA TODAY CO.

LocaliQ

PO Box 630485 Cincinnati, OH 45263-0485

AFFIDAVIT OF PUBLICATION

BCS Management
4429 Butler Road
Ft. Wayne IN 46808

STATE OF WISCONSIN, COUNTY OF BROWN

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and that the fees charged are legal.
Sworn to and subscribed before on 07/10/2026

Legal Clerk

Notary, State of WI, County of Brown

5.19.27

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LSBN0544283

AFFIDAVIT OF PUBLICATION

STATE OF INDIANA
County of Boone City of Lebanon

ISSUED:

The subscriber, being duly sworn, deposes and says that

he (she) is the said Jennifer Bartlett of THE LEBANON REPORTER

and that the foregoing notice for

NOTICE OF PUBLIC MEETING

was published in said newspaper in six editions

of said newspaper issued between 06/25/2026 and 07/28/2026

Cost: 30.58

SUBSCRIBED AND SWORN BEFORE ME THIS
31st day of July, A.D. 2026

AnaMaria Wilson

Notary Public Seal, State of Indiana

NOTARY PUBLIC SEAL INDIANA
ANAMARIA WILSON
Notary Public, State of Indiana
Commission Number NP0741191
My Commission Expires
May 15, 2030

Boone County Regional Sewer District
116 W Washington Street
Lebanon, IN 46052

Date: June 26, 2026

RE: Notice of Public Meeting for Proposed Regional Sewer District

This notice serves to inform the public of a public meeting to be held on **July 29, 2026 at 6:00 pm in the Lebanon Middle School cafeteria**. The school is located at **1800 N Grant Street, Lebanon, IN 46052**.

The goal of this project is to improve water quality, protect public health, and foster regional prosperity and stimulate local economic development. The public meeting will discuss project timelines, estimated costs, and answer questions. For more information, please visit boonecountyrsd.com.

If you have any immediate questions, please contact us at info@bcs-management.com.

Sincerely,
Lana Beregszazi, BCS Management
RSD Development Consultant

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.boonecountyrsd.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.

July 30, 2026

Lana Beregszazi, BCS Management

Prepared and submitted by Justin Saathoff, BCS Management.