



**TIPTON MUNICIPAL UTILITIES**  
**Tipton Utility Service Board Meeting**  
**September 18, 2023**

The Tipton Utility Service Board meeting was held at 4:30 p.m. at the City of Tipton Council Chambers, 216 South Main Street, Tipton, Indiana. Chairman Don McElfresh presided. The members present included Dick Klein (Emeritus), Barbara Cardwell, Steven Thompson, Peter Schram, Mark Raver, and Utility General Manager Jim Ankrum. Rick Chandler, City Council Liaison was also present.

**GUESTS**

Mayor Tom Dolezal  
Bob Edinger

**MINUTES**

Minutes of the previous meeting were reviewed:

MOTION: It was moved by Barb Cardwell, and seconded by Peter Schram:  
"That the previous minutes of the meeting be approved."  
Motion carried.

**CLAIMS**

Claims were reviewed.

MOTION: It was moved by Mark Raver and seconded by Peter Schram:  
"That claims #24197- #24241 totaling \$1,237,873.18 be approved." Motion carried.

**CHARGE OFFS**

A charge-offs report totaling \$2,444.06 was presented to the board, approved on motion by Steven Thompson, and seconded by Barb Cardwell Motion carried.

**BLENDED INTEREST RATE REPORT**

None submitted.

**FINANCIAL STATEMENTS**

None submitted.

**RESOLUTIONS**

None submitted.

## Other Matters before the Board for Approval:

GM Ankrum continues to work with Title Guaranty to set a closing date for the Assembly of God property purchase. As this property is for the long-term benefit of the East (City) Water Plant, it is Ankrum's recommendation that the \$110,500 purchase be covered by Water cash balances. This recommendation was unanimously approved with a motion by Mark Raver and second by Steven Thompson.

## UTILITY MANAGER REPORT

- Safety: IMPA/TVPPA Safety upcoming training will be held this Wednesday, September 20<sup>th</sup> regarding slips, trips and falls and prevention of them.
- Safety: IPEP personnel were in Tipton today to complete the City/TMU building inspections. We expect a follow-up report from IPEP sometime in October.
- Administration: The City is wrapping up their 2024 budgeting process and TMU will soon follow up with recommended employee wage adjustments to match City recommendations. The recommendation will be presented to the TUSB in the form of a Resolution in October.
- IMPA: Corteva has indicated they are not interested at this time, with IMPA constructing a large-scale Solar farm on Corteva's W. Jefferson property. Corteva currently proposes a 1 MW farm of their own on the site. IMPA will now proceed with the Industrial Drive installation and soon set a closing date for the property purchase.
- IMPA: IMPA Commissioner Dick Klein and TMU GM Jim Ankrum will attend the upcoming IMPA Board meeting on Friday, September 29<sup>th</sup>.
- IDEM: Matt Smith of Strand calculated a 91% CSO capture rate at the City WWTP for the first six (6) months of 2023. TMU continues to work with Strand on our Jan 2024 response to IDEM regarding CSO next steps.
- Connector and Elevated Water Projects:
  - IDEM has provided official Approval of the project per their September 14<sup>th</sup> notice letter. Wessler will make final drawing tweaks and we will soon have bid-ready drawings to go to advertise for bids in October and a bid deadline of early December. It is anticipated that construction would begin in the Spring of 2024 with an 18-month total timeline.
  - Ankrum and Wessler continue to reach out to potential bidding Contractors to increase interest in the project.
  - TMU, with assistance from Title Guaranty, has successfully executed 21 of the 26 easements to property owners along Old SR 28. The process has been seamless, should complete this week and property owners have been complimentary of how TMU has handled the process.
  - TMU and Wessler will meet tomorrow, September 20<sup>th</sup> for the 60% water tower design review. Board members Peter Schram and Mark Raver plan to attend on behalf of the TUSB. It is expected with final Design and IDEM approval completed in late Q4, the elevated water tower bid will be



advertised in the January /February 2024 timeframe for late 2024 construction (after metal components are engineered and procured).

- US 31/SR 28 Development:
  - No new news.
- City East Side Development Studies by Strand
  - The INDOT has yet to respond to TMU's proposed options to get the water line from the south side of SR 28 and under the highway to the north side. Upon INDOT response, Strand will tidy up final design requirements and Jim Ankrum will solicit bids for this work to determine an accurate budget cost.
  - Jim Ankrum has shared the Strand study on the sanitary sewer options in this area. More discussion needs to be had to determine a path forward.
- GM Ankrum noted that he will be out of town during the regularly scheduled Nov 6<sup>th</sup> TUSB meeting and requested that the meeting be pushed to Wednesday, Nov 8<sup>th</sup> at 4:30 pm. All board members agreed and Ankrum will make sure proper public notifications are made for the date change.

Community Comments:

- Bob Edinger inquired as to how much revenue TMU anticipates losing with Corteva installing a 1 Mw Solar Farm? Ankrum offered that from the study that IMPA did on this matter, TMU anticipates seeing an annual billing reduction of approximately \$190,000 from Corteva.

**ADJOURNMENT**

A motion was made by Mark Raver to adjourn and seconded by Steven Thompson. The meeting was adjourned at approximately 4.55 p.m.

  
\_\_\_\_\_  
Jim Ankrum, General Manager

  
\_\_\_\_\_  
Don McElfresh, Chairman



I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

signature\_block.FRX  
09/13/2023 14:05:48

September 18, 2023

\_\_\_\_\_  
Fiscal Officer

**ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS**

TIPTON MUNICIPAL UTILITIES

APVS #24197-24241

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 11 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 1,237,873.18.

Dated this 18th day of September 2023.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signatures of Governing Board

# **TIPTON MUNICIPAL UTILITIES**

## **Inter-Office Memorandum**

**210 South Main Street**

**PO Box 288**

**Tipton, IN 46072-1903**

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**DATE:** September 18, 2023  
**TO:** Tipton Utility Service Board  
**FROM:** Jim Ankrum  
**SUBJECT:** Charge-Offs

Attached is a Charge-Off report totaling \$2,444.06. Please review and approve.

Thank you.



**Blended Residential** Combination of Residential and Agricultural  
 Equals 1/2 Highest Assessed Homestead Value of \$32,500  
**Agricultural** Equals Highest Assessed Farm Ground Value (rated Up) x  
 Production Factor from Beacon

**Variable Rate** 16,300.00  
**Depends Upon Length** Value per SF=>>  
**of Ag portion** 0.3742  
 2,432.00 Value per SF=>> \$ 0.0558

TMU Designation	Property Owner West to East	Legal Parcel Number	Easement Length In feet	Square Footage L x 20' Easement	Acres SF / 43560	Value per SF	Easement Value	Property Description	Easement Status
1-A	Michael Benjamin	80-11-07-300-009 080-001	111.69	2,234	0.051	0.0558	124.72	Ag	Signed
2-A	Daniel K. Hagerly	80-11-07-400-010 010-001	99.97	1,999	0.046	0.0558	111.63	Ag	Signed
3-A	Mark & Joann McQuinn	80-11-18-100-005 020-001	2643.9	52,878	1.214	0.0558	2,952.23	Ag	Signed
4-A	Daniel Kent Hinkle	80-11-17-200-001 020-001	164.5	3,290	0.076	0.0558	183.68	Ag	Signed
5-R	Allen Ingram	80-11-17-200-002 020-001	140	2,800	0.064	0.3742	1,047.75	Residential	Signed
6-A	John B. Jr. & Donna C. Findling	80-11-17-200-002 000-001	924.58	18,492	0.425	0.0558	1,032.41	Ag	Delivered
7-A	Campbell Family	80-11-17-200-004 000-001	3332.95	66,659	1.530	0.0558	3,721.64	Ag	Delivered
8-B	Timothy L. & Gloria Schroeder	80-11-17-200-001 000-001	475	8,500	0.195	0.2131	1,812.70	Blended	Delivered
9-A	Melody & Kathy L Haley Clouser	80-11-16-200-001 000-001	1609.12	32,182	0.739	0.0558	1,796.78	Ag	Signed
10-B	Terry Neil Michel	80-11-16-200-001 030-001	329.6	6,592	0.151	0.2587	1,705.17	Blended	Signed
11-A	Stroop Trust	80-11-16-501-001 040-001	49.7	994	0.023	0.0558	55.50	Blended	Signed
12-R	Christine M. Hall	80-11-16-200-001 020-001	130	2,600	0.060	0.3742	972.91	Residential	Signed
13-R	Alan C. & Melissa R. Boughton	80-11-16-200-018 000-001	181.4	3,628	0.083	0.3742	1,357.58	Residential	Signed
14-B	Brian A. & Mary-Jane Taylor	80-11-16-200-001 010-001	277.72	4,354	0.100	0.3629	1,580.25	Blended	Signed
15-B	Stephen J. Tebbe	80-11-16-100-003 000-001	1323.78	26,476	0.608	0.0925	2,448.90	Blended	Delivered
16-A	Robert I. & Zonda M. Tebbe	80-11-16-100-004 010-001	331.63	6,633	0.152	0.0558	370.30	Ag	Signed
17-R	Max E. & Ruth E. Floyd	80-11-16-100-004 020-001	175	3,500	0.080	0.3742	1,309.69	Residential	Signed
18-R	Susan I. Forkner	80-11-16-100-004 010-001	130	2,600	0.060	0.3742	972.91	Residential	Signed
19-B	Trinity Wesleyan Church	80-11-16-100-004 020-001	687.43	13,749	0.316	0.1615	2,220.44	Blended	Delivered
20-R	William B. & Betty M. Archley	80-11-15-502-006 020-001	100	2,000	0.046	0.2697	539.49	Residential	Delivered
21-A	CH2, LLC (Ben Heffernie)	80-11-10-400-014 000-002	1775.46	35,509	0.815	0.0558	1,982.52	Ag	Signed
22-R	Andrew F. & Andrea G. Wesner	80-11-10-502-009 000-001	100	2,000	0.046	0.2812	562.44	Residential	Signed
23-R	Donald S. & Tammy S. McElfresh	80-11-10-502-008 000-001	110	2,200	0.051	0.2870	631.31	Residential	Signed
24-R	Trent P. & Carnille E. Wheeler	80-11-10-502-007 010-001	100	2,000	0.046	0.2893	578.51	Residential	Signed
25-A	Danny Farms, Inc. Dean	80-11-15-100-005 050-002	367.32	7,346	0.169	0.0558	410.16	Ag	Signed
26-A	Mitchell A. & Susan D. Sloan	80-11-15-100-005 000-002	655.74	13,115	0.301	0.0558	732.21	Ag	Delivered

Approved by: \_\_\_\_\_  
 Approval Date: \_\_\_\_\_

\$ 31,212.87