

BEAVER CREEK/GRAYLING TWP
Utility Authority
Minutes of Regular Board Meeting,
October 20, 2025

Call to Order: Meeting called to order by Chairman Keipert at 4:00 pm at the Beaver Creek Township Hall.

Roll Call:

Board Members Present: Lawe, Keipert, Robson

Board Members Absent: Koutnik, Hanson

Others in attendance: Alma, Johns, Lang, Polanic, Stephan, VanNuck

Approval of Agenda: Motion by Robson, second by Lawe, **CARRIED** to approve the agenda.
Yeas: All

Approval of Minutes: Motion by Robson, second by Keipert, **CARRIED** to approve minutes of the regular meeting of September 15, 2025. Yeas: All

Meeting Business:

IAI Report:

Johns reviewed the monthly IAI operations and maintenance report.

Lang stated that Well #3 was brought back online on September 3rd.

Stephan stated that the Township's tie-in to the water tower is scheduled for November 12th.

Treasurer's Report:

Lawe reported that the CD with Horizon Bank was renewed on 10/1: 100k at 2.7%, 90-day term.

Lawe reported that our insurance covered \$15,702.48 (less \$1,000 deductible) for the Well #3 repair.

Motion by Lawe, second by Robson, **CARRIED** to approve the transfer of the insurance refund of \$14,702.48 to the ER&R Water savings from the general checking account to meet our yearly USDA reserve amount of 14k/year. Roll call vote: All Yeas, 2 Absent.

Accounts Payable: Motion by Robson, second by Lawe, **CARRIED** to approve the accounts payable in the amount of \$34,194.86 for September 2025. Roll call vote: All Yeas, 2 Absent.

Report from Staff: Alma reported that contractors working along the expanded industrial park road have been using water from the fire hydrants and we need to establish an application and water rate for hydrant usage.

Correspondence: None.

Old Business: Motion by Robson, second by Lawe, **CARRIED** to approve the purchase of Silversmith Asset Management software for \$4,485.00, with an annual renewal of \$1,790.00. Roll call vote: All Yeas, 2 Absent.

New Business:

1. Spectrum Lease. Stephan stated that the BCGTUA needs to complete a Spectrum Lease Agreement with the FCC as the utility meters used in the municipal water expansion uses radio waves to communicate. Agreement to be executed by Keipert.
2. USDA Compliance. Lawe reported that we are subject to USDA compliance requirements due to our government loans and we are currently out of compliance with bathroom accessibility. VanNuck stated that she has applied to have a grant cover renovations of the Beaver Creek offices to bring the bathrooms into compliance, but that repair work will not begin until after January 1st, 2026. Robson volunteered to help with getting contractor quotes for the required repairs.
3. Fire Hydrant Usage. Motion by Lawe, second by Robson, **CARRIED** to approve an application fee of \$100.00 for fire hydrant usage, good for 30-days, with a water rate equal to the current approved commodity fee. Roll call vote: All Yeas, 2 Absent. Alma will work on creating an application form for the BCGTUA.
4. Arauco Maintenance Water Usage/Water Billing. Polanic stated that Arauco has agreed to begin paying for “maintenance water” used from the fire suppression line on maintenance days, estimated to be around 25,000 gallons/time. Arauco has also agreed to begin paying for its “sub-load” water used from the fire suppression line, estimated to be around 250,000 gallons/month. Both amounts are to be billed as water only (i.e. no sewer charge) as the water is evaporated in the process. Billing for these amounts to be back billed to begin September 1st, 2025.
5. Arauco 12” Bager Meter (Fire Line). Discussion regarding quote received from Blue Water Solutions to install a fire water meter at Arauco. Quoted price was \$7,391.00.
6. Locating Equipment. Motion by Robson, second by Lawe, **CARRIED** to approve the purchase of an underground pipe and cable locator in the amount of \$2,168.00. Roll call vote: All Yeas, 2 Absent.

Miscellaneous: None.

Member Comments: None.

Public Comments: Stephan stated that both Stoops and SAAB should be ready to connect to the water system soon and he will get with us about their payment of the connection charge.

Adjournment: 6:45 p.m.

Respectfully submitted,

Rob Lawe
Secretary

Doug Keipert
Chairperson