

Nature Works Conservancy District
February 21, 2024
Annual Board Meeting Minutes

Board Members Present: Kevin Steele, Dillon Dalton, Geoff Blanco, and Troyanne Libassi (remotely)

Also in Attendance: David Hollenbeck, Nathan Howell, John Sturgill, and Jennifer Ray

Kevin Steel called the annual meeting to order at 8:30 a.m. Attorney Hollenbeck announced that one board position was up for election. Troyanne Libassi had submitted a nominating petition, which was not contested, and Troyanne was elected for a four-year term. At this time, Attorney Hollenbeck administered the oath of office to Troyanne Libassi. Nominations were solicited for Chairman. Troyanne Libassi nominated Kevin Steele. A motion was made and seconded for Kevin Steele to serve as Chairman. Motion carried. Nominations were solicited for Vice Chairman. Kevin Steele nominated Troyanne Libassi. A motion was made and seconded for Troyanne Libassi to serve as Vice Chairman. Motion carried. The floor was open to the public for questions, but no members of the public were present. Attorney Hollenbeck closed the annual meeting.

Kevin Steele called the regular meeting to order at 8:45AM.

The minutes from the December meeting were approved as presented.

Jennifer Ray with 1st American Management presented the November and December financial reports which were approved as presented. Jennifer reported that the State Board of Accounts has conducted their audit of the district.

MCO, Nathan Howell reported on Plant performance and needs (**attached Exhibit B**)

Nathan reported the smaller pump at Hills Lift Station was replaced. Nathan also reported that they experienced a lot of gravel entering the fine screen in January. He reported that they have had the gravel vacuumed out several times and are trying to determine where it is coming from. This is made difficult by the lack of drawings. He reported they will be investigating further. Nathan further reported that the Hills, Main, Eagleview and Links lift station wet wells were cleaned in January.

John Sturgill with McMahan Group reported that phase 1 of the wastewater improvement project is moving along. John reported that the Hills is the first lift station that had improvements completed. John further reported that budget wise they are in good terms and have been able to save some money in certain areas of the project. John reported that the storage shed was installed at the treatment plant, that the air filter system fabrication

and HVAC work has been completed including a new ventilation system and heater. John reported on the phase 2 stormwater project. John stated that LGS Plumbing will be the subcontractor for the Lockerbie rear yard drainage project. In addition, John reported that the Filar drainage project work is scheduled to begin at the end of March. T & T Tree will stake the easement prior to mobilizing and the homeowners will be notified prior to work beginning.

Attorney Hollenbeck presented ordinance 01-24 to amend the sewer rate ordinance. The meeting was open to the public and no members were present. Attorney Hollenbeck reported that the increase will be split in half over two years. In addition, the increase will go into effect after the first full billing cycle after 3/1/24. The ordinance amends ordinance 01-01 section 3.a to change the base rate from \$34.40 to \$45.03 and the metered flow rate per 100 cubic feet from \$2.40 to \$3.14 per month. In addition, a second adjustment to section 3.a to amend the base rate from \$45.03 to \$55.64 and the metered flow rate per 100 cubic feet from \$3.14 to \$3.88- per month. Beginning 3/1/25. A motion was made by Geoff Blanco and seconded by Dillon Dalton to approve Ordinance 01-01. Motion carried. Attorney Hollenbeck went on to report that the DLGF issued the final budget order for 2024 for both the general fund and cumulative fund. A discussion was had regarding the bank financing and how to pay the Bowen pay application #2. A motion was made and seconded to approve pay application #2 with Bowen. Motion carried. It will be paid out of the drainage savings account. Attorney Hollenbeck presented ordinance 02-24. A motion was made and seconded to approve this ordinance. Motion carried.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held April 17, 2024, at 8:30 a.m.

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting. Motion carried and the meeting was adjourned at 10:00 AM.

Respectfully Submitted,

Jennifer Ray, Property Manager
1st American Management Co., Inc., as Agent
Nature Works Conservancy District