

Nature Works Conservancy District
June 21, 2023
Board Meeting Minutes

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

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

Kevin Steele called the meeting to order at 8:30AM.

The minutes from the April meeting were approved as presented.

Jennifer Ray presented the March and April financial statements. A motion was made and seconded to approve the financial statements. Motion carried. Jennifer then presented an invoice for repair to an irrigation system at 263 Turnberry Drive. The homeowner's irrigation system was damaged over the winter during an emergency sewer repair and is requesting reimbursement for damages. The reimbursement was approved. Jennifer then presented a proposal from Eagle Services for cleaning out all the catch basins in the district. There was a discussion regarding the price and disposal of the debris. A motion was made and seconded to approve the proposal pending confirmation from the City of Valparaiso that we can use their site to dispose of the debris from the cleaning. Motion carried.

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

Nathan reported that the impeller at the main lift station is badly worn. He is looking into replacing it with a hardened propeller. Nathan reported that they had all the lift stations cleaned. He reported that they are still checking the Tommy B's manhole weekly and they continue to remove "stuff" coming from their lateral. In addition, they have had Johnson Sewer out a few times to clean it out. Both Nathan and John told the owner about the belly in the line, and they chose to not address the issue. After a discussion it was decided to put this situation on hold for now. Nathan then reported that they were able to help the golf course determine that the issue they were having at the clubhouse sewer connection was due to the wrong type of pump being installed and not anything to do with pressure or pipe size. Nathan reported that they were called to 18 Prairie for a plugged lateral due to the fact that it was the last tap in the main it was hard to verify if it belonged to the district or homeowner. Valparaiso came out and jetted the line and it was determined that the problem was in the lateral and not a district problem. Nathan reported they are looking into updating the system for the clarifiers. Nathan further reported that they had cloudy effluent a few weeks ago. He said they had this same issue this time last year. They analyzed it and determined it to be something toxic/inhibitory entering the system. They then sent it out to be analyzed and they verified their results. It did not violate the permit. Nathan reported that new brushes were installed on the fine screen. Finally, Nathan reported that they will begin manhole inspections this month.


Dillon Dalton


Troyanne Libassi

John Sturgill of McMahan Group reported on the proposal received from Bowen for the wastewater project. John noted that it included allocations for additional pumps, the addition of 3 phase electrical service at the Eagleview lift station as well as a new generator and transfer set at the Eagleview lift station. Attorney Hollenbeck reported that the district has two options for financing the project if they did not want to go through the bond process. One option is a promissory note, and the other option is to go through a financial institution. After a discussion, it was decided that the district would go through a local financial institution for a line of credit for this project. A motion was made was made by Troyanne and seconded by Dillon to accept the GMAX Wastewater Treatment Plant and Lift Station improvements proposal from Bowen Engineering Corp. Motion carried. At this time, there was a discussion regarding the Abbey grease trap issue. It was decided that Attorney Hollenbeck would send them a letter indicating they have two options in order to be in compliance with the ordinance; either install the originally recommended outdoor grease trap or the larger model grease trap to be installed in the basement.

Attorney Hollenbeck reported the spring property tax settlement had been received. Attorney Hollenbeck also reported that the Inflation Reduction Act offers significant rebates for converting over to solar energy. He further reported that he was contacted by a consultant who will look at the feasibility of converting to solar at the treatment plant and report back. He will do this at no cost to the district.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held August 16, 2023, 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 10:28 AM.

Respectfully Submitted,

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