

Nature Works Conservancy District
February 10, 2021
Board Meeting Minutes

Board Members Present: Kevin Steele, Geoff Blanco, Troyanne Libassi, and Steve Poulos

Also in Attendance: David Hollenbeck, Nathan Howell, John Sturgill, Attorney Alex Kutanovski, Larry Van Noort, and Jennifer Ray.

Chairman Steele called the meeting to order at 8:50AM.

The minutes from the December 2020 meeting were approved as presented.

It was decided at this time to address the stormwater issue behind the home at 268 Westport Drive. John Sturgill reported on the investigation into the topography and drainage calculations at Lot 7 in Eagleview Subdivision. He first noted that the storm catch basin as well as the storm sewer line located in the rear yard between lots 6 and 7 are currently outside the Nature Works Conservancy District jurisdiction. The catchment area contributing to the rear yard drain encompasses approximately 7 acres mostly on golf course. Based on their analysis the existing structure and pipe are severely undersized which has resulted in the drainage issues experienced by the property owner who has the lowest exposed floor elevation in the immediate area. In addition, they found that the two uppermost reaches of the storm sewer on Westport Road are also inadequately sized to address the 10-year runoff from the rear yard drain catchment. John Sturgill and McMahan Group recommend further modeling of the Eagleview Subdivision storm sewer network so that a solution that maximizes the carrying capacity of the flows in the rear yard drain can be adequately presented. A motion was made and seconded to approve the modeling. Motion carried.

Next item on the agenda was review and approval of the McMahan Agreement for Professional Services. Attorney Hollenbeck reviewed the agreement and recommended approval. A motion was made and seconded to approve the McMahan Agreement for Professional Services. Motion carried.

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

Nathan Howell reported that they had several callouts for pump failure. Found panties in one and rags in another. Nathan reported that the propeller was chewed up again and that the pipes going into wet well are higher than pump which causes air entrapment and can cause deterioration. Nathan reported they pulled the Sythe pump and propeller at the Hills lift station. Nathan said they need to do pressure testing might be sitting too high and they will need to get Gasvoda and McMahan out to check. Nathan went on to report that the heater went out at the plant and was replaced. He stated that that they are looking at the mechanical ventilation in the other room as well as the heater in screen room. Nathan reported that the biosolids disposal

program is becoming more difficult. They need to be hauled out more often and they might need to look at doing something with this and that he will develop a plan on what to do for the biosolids.

John Sturgill of McMahon Group reported that he is working on the 2nd phase of the lift station upgrade project as well as continuing to work on the Eagleview drainage project. In addition, John is working on the erosion issue near the cart paths. A survey has been completed, but no plans yet. In addition, he is working on updating the 5-year capital plan. John Sturgill and Nathan Howell reported on the issue at Tommy B's. They reported that the issue is located on private property. Correspondence should be sent to Tommy B's notifying them that the issue is on their property. In addition, they should be notified that no grease should be allowed to enter the sanitary system and that they should have their engineer determine the size on the grease containment system they need based on flow. A letter regarding the grease trap issue should also be sent to the Inn in Aberdeen.

Attorney Hollenbeck reported that the property tax settlement was received in December. Attorney Hollenbeck further reported on Indiana Senate bill 389 Indiana Wetlands Regulation which might pass. This bill intends to take back local authority regarding wetlands and eliminate local and state regulation of wetlands.

The Payment of claims was presented and signed by all parties and given back to 1st American Management.

The next scheduled Board meeting will be held on April 21, 2021 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 9:55 AM.

Respectfully Submitted,

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