

Nature Works Conservancy District
February 15, 2023
Board Meeting Minutes

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

Also in Attendance: David Hollenbeck, Nathan Howell, John Sturgill, Jennifer Ray (Remotely).

Kevin Steele called the meeting to order at 8:41AM.

The minutes from the December 2022 meeting were approved as presented.

Jennifer Ray presented the November and December financial statements. A motion was made and seconded to approve the financial statements. Motion carried. Jennifer presented the 1st American Management Co., proposed Management Agreement Addendum which would increase the monthly management fee from \$1,650 to \$1,950. A motion was made and seconded to approve the addendum. Motion Carried. The McMahon Agreement for Professional Services was presented. A motion was made and seconded to approve the McMahon Agreement for Professional Services. Motion carried. Jennifer then presented the insurance renewal comparison. After discussion, a motion was made and seconded to approve the new premium. Motion carried.

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

Nathan Howell reported Accu-dig was out to install air release valves in the force main, but Nathan was not satisfied with the parts they had. They will install once the correct parts are available. Nathan reported they are still checking the Tommy B's manhole weekly. Nathan reported that they will probably have to dig up the line they found during the force main repair that connects to the golf course restrooms. The line was installed incorrectly with no grinder pump and the tie-ins were glued. Nathan further reported that they saw a spike in ammonia levels in the effluent at the beginning of the month. They made a change to the system which has taken care of the issue. Nathan reported that they are having troubles with the Parkson clarifier deflocculation devices. The sheaves are worn out and need replaced. Parkson want's \$10,000 per sheave so he is trying to fabricate a replacement. Nathan reported that they are considering putting in pressure reducing valves on the water service due to high water pressure from the city. Finally, Nathan reported that the fine screen is running, but is old so they are going to have Superior out to inspect.

John Sturgill of McMahon Group reported that the design work is complete for the Fillar rear yard drainage work. It will be a combo storm sewer extension and swale. There is already a connection to the District's storm sewer through a nearby pond, so they will connect a line to the pond. The line will have beehive catch basins and grates. Next John reported on the work at hole 16, he reported that the first part would be to install catch basins and grates as well as some rip rap in the easement and the second part would be digging out the pond which is full of sediment. There was a discussion regarding who was responsible for the pond work as well as the future maintenance of the area. It was determined that John would go ahead and get

pricing for the work and the board would contact the golf course to determine responsibility. John then reported on the RFQ for Wastewater Improvements. The RFQ was advertised and there were 4 interested bidders but received only one submission. The submission was from Bowen Engineering. A copy went out to all board members prior to the meeting. John stated that he is familiar with Bowen and has worked with them previously on a similar project. He said that they are a respected contractor. John reported that the next step would be to enter into a collaboration Guaranteed Savings contract with Bowen. Then Bowen will go before the board to discuss the scope of the project and get approval for contractors for the project as well as a pricing arrangement. A motion was made and seconded to use Bowen Engineering as the provider. Motion carried.

Attorney Hollenbeck reported that he had a meeting regarding the grease trap issue with the contractor and the property owner. The contractor stated that they can start as soon as they receive payment from the owner who stated he would be giving him payment that week. Attorney Hollenbeck reported that he has not heard back from either, but he did tell the property owner that they cannot open for business until the grease trap is installed. Attorney Hollenbeck will follow up with the property owner.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held April 19, 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 10:00 AM.

Respectfully Submitted,

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