

Nature Works Conservancy District
February 16, 2022
Board Meeting Minutes

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

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

Chairman Steele called the meeting to order at 8:39AM.

The minutes from the December 2021 meeting were approved as presented.

Jennifer Ray reviewed the November and December financial statements. There was a discussion regarding the lack of capital projects in 2021. At this time, Karl Cender presented his rate study draft. The study was discussed, and it was decided that John Sturgill and Nathan Howell would revisit the capital improvement numbers as well as additional expenses beyond that project.

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

Nathan Howell reported that Superior Pump was out to replace the pump bases at the Eagle View lift station. Nathan further reported that the main lift station had a high alarm on New Year's Day, and they found that the level was about two feet from the top. They then discovered that there was a water main break just east of the lift station. Valparaiso Utilities responded. Superior Pump pulled the failed pump which was full of gravel and other debris. Then it was determined that there was a problem in the main sewer line. Superior installed a bypass pump in the event this happened again, and Valparaiso Utilities televised the line the next day. At that time, it was discovered that there was a large hole in the pipe. Accudig came back out and did an interior repair of the pipe and then televised the line again. Nathan also reported that they had a Lockerbie generator alarm due to a blown fuse. Additionally, Nathan reported that they continue to check the Tommy B's manhole weekly. Finally, Nathan reported that they have had several locate requests due to the fiber optics being installed down Tower Road.

John Sturgill of McMahon Group reported on the Eagleview Stormwater project. John reported that RV Sutton is getting ready to begin the project, but there was some concern regarding a sprinkler system in the easement which would be the homeowner's responsibility. John reported on the obstruction in Clark Ditch and said that Novotney with the County did get back with him regarding a partnership to take care of the obstruction. John reported on drainage issue at 279 Division where a homeowner is complaining that water from a home on Kincaig is draining onto his property. John will investigate when the weather is better. John further reported that he was contacted by a homeowner at 59 Prairie Parkway regarding the marsh area in the Prairie neighborhood.

Attorney Hollenbeck reported that the executive order providing for remote meetings is coming to an end. The legislature might allow for some type of hybrid meeting where a percentage of the board meets in person and others meet remotely. Attorney Hollenbeck will come up with a policy for the district. Attorney Hollenbeck reported on the Kankakee River Basin fee which has

been previously funded by the legislature which will now be passed onto the various surrounding counties. The amount paid is based on acreage of each county. Nature Works portion comes to \$132.30. Attorney Hollenbeck reported on the IDEM MS4 new permitting program which will bring new reporting and programming obligations. Finally, Attorney Hollenbeck reported on the grease trap issue at the Abbey and Tommy B's. He reported that he still has not received documentation that the task was completed or an update on when it is set to be completed.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held April 20, 2022, 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 10:05 AM.

Respectfully Submitted,

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