

Nature Works Conservancy District
February 21, 2020
Board Meeting Minutes

Board Members Present: Dennis Hain, Kevin Steele, and Steve Poulos

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

Chairman Steele called the meeting to order at 8:20AM.

The minutes from the December 2019 meeting were approved as presented.

Jennifer Ray reviewed the November and December financial reports. Due to a negative balance in the drainage budget of \$7,797.70 in legal and \$9,825.00 in contract services-management fees and an unexpended line item in the maintenance category of more than \$43,000.00 a motion was made and seconded to transfer the appropriations in order to balance the budget. Motion carried.

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

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

Nathan Howell reported that the hoses on the fine screen have been replaced. The Sithe chopper pump is working well. Nathan reported that the manhole inspection will begin in the Spring. Nathan further reported that the lining was repaired at the main lift station, but not to specifications. He stated that Cully has fixed what they thought they needed to fix which were the walls, but not the floor. He stated that they still need to inspect the Fentree lift station. If they do not get more of a response from the contractor regarding repairs, they will contact Attorney Hollenbeck to send a letter. Nathan reported that the flygt pump was installed at Eagleview and that he is ready to order a second one. A motion was made and seconded to purchase an additional flygt pump for \$5,405 for Eagleview. Motion carried. Nathan reported that they had a callout to Eagleview for a problem with the radio at the Mission unit and that the radio was replaced. Finally, Nathan reported that they have a problem with the raw sampler at the treatment plant. Superior picked it up to see if they could repair, but with the unit being 15 years old it is hard to get parts. He would like to order a new sampler at a cost of \$6,723.00. A motion was made and seconded to purchase a new sampler for the treatment plant. Motion carried.

John Sturgill of McMahon Group reported that he was still waiting for a more detailed drawing from Dr. Buck for the work he has completed at his property. John further reported that the

homeowner at 12 Kincaid contracted us regarding a drainage problem in their backyard. He is going to meet with the homeowner. John reported that they received the IDEM permit for the 3 additional townhomes in Eagleview. The IDEM permit will not be signed until Attorney Leeth delivers the \$30,000 check to Attorney Hollenbeck for the system upgrades. Finally, John reported that they are getting started on the lift station upgrade package.

Attorney Hollenbeck reported on Grand Oaks. He stated that Kevin Steele, Steve Poulos, and he meet and went over the proposal presented by Steve Melvick, the reports and analysis submitted by John Sturgill with McMahan and Associates and scenarios prepared by Karl Cender with Cender and Company. After reviewing all of the information, it was decided to go with scenario one which provides for a \$4,595.00 "system development charge" per equivalent dwelling unit. This charge would be assessed against Grand Oaks at the start of the development of the first unit of the subdivision. As each subsequent unit begins development, a process would be implemented to revisit the calculations and determine the need for any adjustments.

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 15, 2020 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 9:20 AM.

Respectfully Submitted,

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