

Nature Works Conservancy District
April 19, 2023
Board Meeting Minutes

Board Members Present: Troyanne Libassi, Kevin Steele, Dillon Dalton, and Steve Poulos

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

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

The minutes from the February annual meeting and regular meeting were approved as presented.

Jennifer Ray presented the January and February financial statements. A motion was made and seconded to approve the financial statements. Motion carried. Jennifer discussed the progress on the Stormwater Quality Management Plan. There was a discussion regarding getting an agreement in writing between Nature Works and Porter County regarding MCM 43 regarding construction management.

At this time, Mark Thiros who was there representing the Abbey Restaurant, was invited to talk. Mark presented a letter from the company who maintains the grease trap at The Abbey. In addition, he is requesting a waiver from the district accepting the 50-gallon basement grease trap already installed at the Abbey. Mark stated that the cost to install the grease trap that is required in the ordinance would be too costly. There is a concern that the 50 gallon is too small and does not allow for enough cool time to be doing an adequate job. John Sturgill was instructed to contact the manufacturer of the current system being used to see if it is adequate for a commercial kitchen.

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

Nathan reported that they had some collection system issues including a call out for a power outage and an air release valve repair. Nathan further reported that they had a high number of call outs due to the fiber optic installation. Nathan reported they are looking into having a plumber install a pressure reducing valve on the water service due to high water pressure from the city. Finally, Nathan reported that Johnson Septic raised their fees again and that they had to change solenoids on the fine screen and that Gasvoda will be looking at the system.

John Sturgill of McMahan Group reported that he met with Bowen to go over Phase 1 of the wastewater improvements. They did a walk through and gave specs and scope of the project. They will be getting a price together by May. In addition, he is going to have them look at the golf course pond job and the Pilar project after receiving a quote from Ziese for this work.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held June 21, 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