

Nature Works Conservancy District
June 17, 2020
Board Meeting Minutes

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

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

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

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

Jennifer Ray reviewed the March and April financial reports. A motion was made and seconded to approve the financial reports. Motion carried.

A motion was made and seconded to approve the proposal from RLM to undertake the work on the Pentecost property and the surrounding lots as part of the settlement with Nature Works, Pentecost, and other contractors. Motion carried.

John Sturgill of McMahon Group reported that with all the rain we have had recently we have had some drainage issues. John reported that the Pentecost work was put out for bid and RLM was the only company that would bid on the work. He stated that prior to the work McMahon will define the right of way and will be shooting detailed grades on the easements. John further reported that the drain on the property at 258 Westport is on private property and therefore the homeowners' responsibility. John then reported on the proposal received from Dr. Buck for the addition of stone to the drainage easement in front of his home. Dr. Buck had previously requested that the district contribute monetarily to the addition of the stone. After much discussion, a motion was made and seconded that Dr. Buck may go ahead with the proposal he submitted for the addition of stone in the easement, but the district will not contribute funds for the work. Motion carried. Finally, John reported that he spoke with Bob Baker with CSI regarding a proposal for the lift station panels in the amount of \$115,000. This would be for all 7 panels. Due to the amount of the proposal the district will need an alternate proposal. John also reported on the new construction at 210 Glencoe where they have run their house and sump pump drains towards the pond, and the neighbors at 208 Glencoe are concerned that this will cause erosion problems. He said they have not finalized the landscaping and they would follow up, but ultimately it is private property.

Attorney Hollenbeck reported that this meeting will be the last opportunity to hold an online meeting. The Governors order expires in July and after that we will be required to meet in an office. Attorney Hollenbeck reported that they received the property tax distribution and that \$3000 was charged for the recent audit.

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

Nathan Howell reported that nothing has been done with manholes yet. Nathan reported that there were two significant rain events that caused high alarms at the Links and Eagleview lift stations. They had to put a submersible pump in the clarifier to increase flow out of the plant. The Eagleview lift station seems to be getting extraneous water entering through the lid and they are unsure where the water is entering the Links system. Nathan reported that there was a district wide power outage from someone hitting a power line at the entrance to Autumn Oaks. REMC had it up and running within an hour. They found a problem with Lockerbie generator. Evapar along with Superior pumping has been out to correct the problem. Nathan reported on the lining repair at the Main Lift Station. Due to a miscommunication, Culy was unaware of the situation and said they would get a crew out to reline at no cost to the district. Nathan reported that they need to evaluate the other lift stations to see what other work needs to be completed. Nathan reported that they were having a problem with the raw sampler at the plant. Superior Pump installed a new thermostat in the unit which will hopefully work for some time, but they are going to need a new sampler soon. Nathan reported that they are looking into running new air lines to the aeration tanks. Nathan also reported that the fence line around the plant is overgrown with foliage and that they would like to have Lakeshore clear 2-3 feet around the fence. Nathan reported that the homeowner at 214 Glencoe has a planter on top of the panel for the wet well which ended up being broken. After discussion, the board stated that homeowner cannot place private items on the lift station and they will have to keep the planter off of panel. There was a discussion regarding the danger of the large ornamental grass around the lift station and the need to cut it back. Nathan reported they received the replacement clarifier drive which was expensive and they are looking at alternatives. Finally, Nathan reported that they are in the process of changing/upgrading radios at the Mission Units.

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 August 19, 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 9:15 AM.

Respectfully Submitted,

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

