

Nature Works Conservancy District  
June 22, 2022  
Board Meeting Minutes

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

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

Troyanne Libassi called the meeting to order at 8:30AM.

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

Jennifer Ray reviewed the April and May financial statements. A motion was made and seconded to approve the financial statements. Motion carried. Jennifer then went on to present 2 website proposals. After discussion, a motion was made and seconded to approve the proposal with Immense Impact, LLC. Motion carried. Jennifer then presented a proposal from RV Sutton Inc. for the investigation into the sinkhole in the road across from 81 Muirfield Drive. A motion was made and seconded to approve the proposal. Motion carried. Finally, Jennifer reported on the progress of the NOI submittal.

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

Nathan reported that there was a high alarm at the main lift station that he felt was from the backwashing of the pool. In addition, there was a seal fail alarm at the Lockerbie lift station and Superior is going to switch out the pumps. Nathan is looking to price a new pump. Also, Nathan reported that there was a system wide power outage monitor and they monitored the Eagleview lift station. Nathan reported that they continue check and remove debris from the Tommy B's manhole monthly. Nathan said that they should get a contractor out to install a direct flow to the manhole. It was also discussed that they should let the new owner of Tommy B's know that they share the sewer line with Casteel's Restaurant. Nathan further reported that IDEM inspected the facility, no deficiencies were found. Nathan reported that Gasvoda will repair the leaking fine screen. In addition, Nathan reported that there was an air leak on the post aeration line that Jordan repaired. Nathan further reported that they will be ordering samplers this week and beginning manhole inspections this month. Nathan reported there is a leak in the copper water line at treatment plant and they are having difficulty finding someone to come out and repair. Finally, Nathan reported that the roof vent failed, and Superior came out to repair.

John Sturgill of McMahan Group reported that the drainage project in Eagleview has been completed. The irrigation repairs are complete, and the final grading will be completed soon. John reported on some golf course drainage concerns. John reported that on hole 16 the pond, which is part of the drainage easement, but does not function as part of Nature Works drainage system is full of sediment. The district does have some responsibility for capturing and containing the excess sediment. John recommends constructing a sedimentation trap at the upstream end of the pond. This trap will periodically need to be cleaned to remove the sediment. In addition, the pond needs sediment removal and grading. John further reported that on hole 1 and 2, sheet piling was used to create an aesthetic impoundment. The stream bed has eroded the area under and around the sheet piling. This does not impact the NWCD drainage at all. John recommends that if this is to be restored it is the responsibility of the golf

course. A motion was made and seconded to install a sedimentation basin at the pond on hole 16. Motion carried. John then went on to report on the meeting between himself and Attorney Hollenbeck with Jennifer Filar regarding granting of an easement on her property to install drainage to handle the runoff she is getting from the backyards of homes along Moncrief. If the work must be done in the easement behind the homes on Moncrief, the district will need to clear a tree line buffer first and then install a drain line. Ms. Pilar was not interested in granting the easement. After discussion, it was decided to get a price to remove the trees in the easement and then go back to the homeowner and offer to purchase the easement.

Attorney Hollenbeck reported that that real estate property tax draw came in as planned and was divided between funds. Attorney Hollenbeck further reported on the Mark Worthley pool discharge issue. Mr. Worthley sent a picture to show that the line is no longer discharging into the ground and is now going into his sewer line. It was decided that John Sturgill would confirm, and Attorney Hollenbeck would let Mr. Worthley know that the district has the right to reinspect. Finally, Attorney Hollenbeck reported that Karl Cender with the help of John Sturgill completed the study for the Melvick development and came up with \$6200 per home connection fee amount. The report has been provided to Mr. Melvick.

At this time, there was a discussion regarding the plant improvement project and making it a Guaranteed Savings Project. John Sturgill will begin completing the RFP and soliciting providers.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held August 17, 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 10:15 AM.

Respectfully Submitted,

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