

Nature Works Conservancy District
August 17, 2022
Board Meeting Minutes

Board Members Present: Troyanne Libassi, Kevin Steele, and Dillion Dalton.

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

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

Steve Melvick was first on the agenda to discuss the proposed Grand Oaks development. A revised report from Karl Cender was reviewed. John Sturgill explained that the revised report changes the GPD, gallons per day rate from the 310 that IDEM recommends to a more comparable rate of 200 GPD. This lowers the overall buy in rate Grand Oaks would need to provide. The next step in the process if the Board agrees is to put together an interlocal agreement between Nature Works Conservancy District and Grand Oaks Development.

The minutes from the June 2022 meeting were approved as amended to change that Troyanne Libassi called the June meeting to order and not Kevin Steele.

Jennifer Ray reviewed the May and June financial statements. A motion was made and seconded to approve the financial statements. Motion carried. Jennifer then went on to report on the recent MS4 audit. There was a discussion regarding updating the Storm Water Quality Management Plan. Jennifer will work with John Sturgill on this. In addition, ideas for public education and outreach were discussed. Jennifer then reported that the website was up and running. The Board agreed that a domain name should be purchased as well as to put ordinances and minutes on the website.

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

Nathan reported that there was a high alarm that cleared itself before they arrived. He reported that they had a seal fail alarm at the Lockerbie Lift Station and they are obtaining prices for a new pump. Nathan reported that they still need a new pump at the Links Lift Station and they will be going with the Vortex pump there. Nathan further reported that there was a system wide power outage and that they continue to monitor the Eagleview Lift Station due to the fact that it does not have a lot of storage capacity. In addition, the controller failed at Eagle View and MB Controls ordered a new one. Nathan reported that a transducer failed at the Fentree Lift Station and MB Controls ordered one of those as well. Serenity was out to clean the wet wells and they jetted the main line by Tommy B's due to solids build up in the manhole due to the issue with the belly in their lateral. Nathan reported that IDEM inspected the facility, and he has not heard anything since that inspection. Nathan further reported that they are going to have Gasvoda out to look at the fine screen. In addition, the samplers that were ordered should arrive today. Nathan stated that they are going to begin 1 manhole inspections this month. Finally, Nathan reported that the roof ventilator is not moving as much air as it should, and they are having Area Sheet Metal out to take a look.

John Sturgill of McMahon Group reported that he was contacted by the developers of the Eagleview condominium project and had plans to meet with them. He reported that they plan to just develop what was originally platted. The Board agreed that the original amount of \$30,000 for the lift station upgrades would continue to be the amount to be collected prior to the beginning of the project. John reported that Filar's did not accept the districts offer for their easement and that they have brought some other issues up. He will meet at the property with them again. John reported that he intends to inspect the new pool location at 29 Kincaid to make sure it has not been installed in the easement. John reported that he has begun the design for the 16th hole pond sedimentation trap. Finally, John reported that he has contacted LGS Plumbing to look at the sunken storm drain line along Lockerbie.

Attorney Hollenbeck reported that the DLGF conducted their annual budget workshop, and that the Auditor certified the assessed valuations. Attorney Hollenbeck reported that all valuations went up 15% which seemed too high, so Attorney Hollenbeck is going to investigate to make sure it not a mistake. Attorney Hollenbeck asked the board if they wanted to increase the budget, but all wanted to keep at the same rate as the previous year. The budget hearing is scheduled for September 21, 2022, and a quorum is not necessary. The budget will be adopted at the October meeting where a quorum will be necessary. Finally, a motion was made and seconded to have Attorney Hollenbeck continue to represent the Nature Works Conservancy District in negotiations with Grand Oaks Development. Motion carried.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held October 19, 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 10:10 AM.

Respectfully Submitted,

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