

Nature Works Conservancy District
October 16, 2024
Board Meeting Minutes

Board Members Present: Kevin Steele, Dillon Dalton, Steve Poulos, and Geoff Bianco

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

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

The minutes from the August 21, 2024, meeting was approved as presented.

Jennifer Ray presented the July and August 2024 financial reports. Jennifer suggested moving money from in the contingency fund savings to the contingency fund Trust IN account. The financial reports were approved as presented. Jennifer presented the 2024/2025 Lakeshore Landscaping snow removal contract. After a discussion a motion was made and seconded to approve the contract. Motion carried. Jennifer then reported that the MS4 audit was conducted in September. The district was found to be deficient in the following: updated SWQMP, updated WQCR, and updated IDDE Ordinance. Jennifer stated that McMahan is in the process of completing the SWQMP and she will work with them on updating the WQCR.

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

Nathan Howell reported that they have been spending time with Bowan on the upgrades and plant repairs; much of the work at the plant is completed. Nathan further reported that they had several shutdowns at the plant, and they had to borrow an aerator from the Town of Westville to run while the blowers were down. Nathan reported that they had several nuisance alarms at Links lift station due to overloads not being set correctly. Sweeney was out and corrected. Nathan reported that they are still checking the Tommy B's manhole weekly. Nathan next reported that due to the change in IUPPS reporting requirements they will be charging additional for locates. Nathan reported that there was a water leak in the and they will be replacing the line. Nathan further reported that they changed shives on 2 of the blowers to increase the output of the blowers and that they are all 3 the same size now. Finally, Nathan reported that the generator at the plant is leaking coolant. They received a quote from Evapar, but thought it was too much so they are looking into another company to do the work.

John Sturgill with McMahan reported that the phase 1 wastewater improvement project is now 50% complete. John then presented pay application 6 in the amount of \$217,556. John reported that the air line project is complete, and they are currently working on the lift stations. He further reported that they cleared some trees along Braemar in the easement

for the generator installation. John stated that they have been working with a homeowner on Glencoe regarding the placement of the generator in the easement near their property. John reported that the budget on the project looks good and that the guaranteed savings contract budget will allow for the other generator installations that we initially weren't sure if there would be room in the budget to do. John presented the phase 2 stormwater improvement project change order in the amount of -\$114,969. John reported that project is now closed out. John then went on to discuss the work on Hole 16. Initially the plan was to do improvements to the pond however the cost of the improvements was too high, after discussion with the golf course management it was decided that since the pond serves no impact on the drainage and was purely aesthetic that could it be eliminated. John received a quote to clean up the current location, install sediment basins then have the golf course top dress how they would like. John stated he is awaiting another proposal for this work. A motion was made and seconded to approve Bowan Engineering pay application #6 for the wastewater improvement project in the amount of \$217,556.00. Motion carried. A motion was made and seconded to approve Bowan Engineering pay application #4 in the amount of \$50,269.70. Motion carried.

Attorney Hollenbeck reported that the public hearing for the 2025 budget approval was convened and now it is time for budget approval. A motion was made and seconded to adopt 2025 budget, tax rate, and levy. Motion carried. Attorney Hollenbeck further reported that the district has run out of appropriations in their general fund and will need to go through the additional appropriations process. Finally, Attorney Hollenbeck reported that Dillon will be up for reelection at the annual meeting in February.

The Payment of claims was presented and approved.

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