

Nature Works Conservancy District
October 18, 2023
Board Meeting Minutes

Board Members Present: Troyanne Libassi, Kevin Steele, Dillon Dalton, and Geoff Blanco

Also in Attendance: David Hollenbeck, John Sturgill, Nathan Howell, Jennifer Ray, and Chip Krusemark with Olthof Homes

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

Chip Krusemark with Olthof Homes discussed a proposed development along 325 West. The property is located contiguous to Nature Works. It would be 140 homes with a phased 5-8 year build out. They would like to know if they would be able to connect to the Nature Works treatment plant. After discussion it was decided to have Karl Cender revisit the capacity study.

The minutes from the August meeting were approved as presented.

Jennifer Ray with 1st American Management presented the July and August financial reports which were approved as presented. Jennifer presented the 2023-2024 snow removal contract with Lakeshore Landscaping which was also approved as presented.

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

Nathan reported that the impellers were changed on the 3 main lift station pumps. Nathan further reported that there was a system wide power outage due to a substation failure which caused a VFD to fail at the Main lift station which they believe it overheated and they are going to have Superior Pumping install vents and a fan in the cabinet. In addition, the generator at the Lockerbie lift station would not start, it was found to have a stuck throttle and Evapar was able to repair and get it started. They also had problems with 2 mission units, one of which had to have a board changed. Nathan reported that they are still checking Tommy B's weekly. Nathan further reported that they have met Bowan many times on site to look at the system. Nathan reported that Wozniak Tool and Die is making sheaves for the clarifier at a much-reduced price. Finally, Nathan reported that the manhole inspections are almost done, and he will have report at end of year.

John Sturgill with McMahan Group reported on the Abby grease trap issue. He said that they have proposed utilizing a Great Basin model GB2 interceptor which would be satisfactory. The photos issued to Shier met with their specifications. The Board discussed the proposed fine of \$100 a day. John further reported that phase 1 of the project is proceeding forward. He stated that the quote from REMC to run service for the new pump station was \$22,122.37 less than the original quote. John reported that the initial mobilization and work for the air pipping at plant will be forthcoming. In addition, the HVAC work in the screening room will be done first. John

then reported on phase 2 of the project which is the drainage projects. After discussion, it was decided that the golf course drainage project was not essential, and that they would get additional bids for the other 2 drainage projects.

Attorney Hollenbeck presented the 23/24 MCO contract. He reported that there was a 5% increase, which was the only modification to the contract. A motion was made and seconded to accept the MCO contract. Motion carried. Attorney Hollenbeck reported that the public hearing was held to adopt the 2024 real estate property tax budget and levy for the general fund and the cumulative fund. No person from the public attended the hearing. A motion was made and seconded to adopt the 2024 real estate property tax budget and levy. Motion carried. Attorney Hollenbeck reported that Troyanne Libassi's term expires at the annual meeting in February. Troyanne has already submitted her nominating petition.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held December 20, 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