

Nature Works Conservancy District
October 19, 2022
Board Meeting Minutes

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

Also in Attendance: David Hollenbeck, Nathan Howell, John Sturgill, and Gina Manns.

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

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

Gina Manns presented the July and August financial statements. A motion was made and seconded to approve the financial statements. Motion carried. Gina presented the Lakeshore Landscaping snow removal contract. A motion was made and seconded to approve the contract subject to Attorney Hollenbeck's review. Motion carried. Gina presented the Eva Par contract. A motion was made and seconded to approve the contract subject to Attorney Hollenbeck's review. Motion carried.

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

Nathan reported that they determined why the light had been intermittently flashing at the main lift station. This was due to the high back up float being set lower than transducer alarm. Nathan reported that they are getting prices and going to purchase new pumps for Lockerbie, the main, and Turnberry lift stations. Nathan further reported that there was a high alarm at the Turnberry lift station which was barely pumping. They called out Superior to assist and found that there were rags in one of the pumps and the other pump had a very badly worn impeller and plate. They removed the debris from the one pump and installed a spare on the other in addition they found a lot of dental floss wrapped around. Finally, Nathan reported that they continue to check the Tommy B's flow each week and continue to clean out "stuff" from the lateral.

John Sturgill of McMahon Group reported that he was contacted by J&K Investment asking if the agreement had been drafted and presented to the Board regarding the \$30,000 contribution towards Eagleview lift station upgrades. Attorney Hollenbeck is waiting to hear from their attorney. John presented a bid from LGS Plumbing for the drain line along Lockerbie Drive. The bid is to directional drill a new storm line next to the existing line and then install the structures. John then reported that they are working on the golf course hole 16 pond work and the survey work for the Filar project. John further reported that he and Jennifer met via Teams with Nick Vande Hey with McMahon Group regarding drafting of the Storm Water Quality Management Plan. Should have the draft completed for approval at the December meeting. Finally, John reported that the second part of the lift station upgrade project had been put on hold while the district looked into plant upgrades and the addition of the Melvick project. Unfortunately, these upgrades along with the air piping issue at the plant need to be addressed and it is time to move forward on those projects. There was a discussion regarding the project and completing it as a guaranteed saving project to include the lift station upgrades, air piping work, and the solids handling.

Attorney Hollenbeck reported that the public hearing was held to adopt the 2023 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 2023 real estate property tax budget and levy. Motion carried. Attorney Hollenbeck reported that Steve Poulos term expires at the annual meeting in February. Finally, Attorney Hollenbeck presented the new contract for MCO which included a 9% increase and kept all other terms the same. A motion was made and seconded to approve the MCO contract. Motion carried.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held December 21, 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 9:30 AM.

Respectfully Submitted,

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