

Nature Works Conservancy District
October 20, 2021
Board Meeting Minutes

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

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

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

The minutes from the August 2021 meeting were approved as presented.

Jennifer Ray reviewed the July and August financial reports. A motion was made and seconded to approve the financial reports. Motion carried. Jennifer Ray presented the Lakeshore Landscaping snow removal contract, the Aquatic Weed Control contract, and the Evapar preventative maintenance contract. After review, a motion was made and seconded to approve the contracts. Motion carried.

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

Nathan Howell reported that they had some pump issues at the Links lift station and that the motor failed. They were able to replace with the Barnes vortex pump from the Hills lift station. Nathan reported that they are still checking the Tommy B's manhole and had Valparaiso Utilities out to clean the line between the manhole and downstream manhole. They believe that there is a belly in the lateral where stuff collects. Nathan reported that the fine screen stopped working; they replaced the float switch and had to special order contactors that had worn out. Finally, Nathan brought it to the attention of the board that he has experienced issues in other communities when fiber optics are being installed. After discussion, the board asked Attorney Hollenbeck if he can contact Porter County and let them know that they would like any utility permits within the district go through the Nature Works board first.

John Sturgill with McMahan Group reported on the lift station project. He said the bid package includes 6 stations to include the air piping which is to be above grade and all stainless. John further reported that the bid packages will be set up a la carte so the board can pick and choose which items they want to have done. It will include gutting the controls, new pumps, and new mechanicals. John stated that he is predicting this will be over \$750,000 for everything and he would like to schedule a bid opening for the beginning of December. After discussion it was decided that they would include the ventilation for the screening room in the bid as well. After additional discussion, the board would like to include some options for solids processing at the plant as well. John went on to report on the golf course drainage project. He said that the project is complete. The golf course presented the district with a bid to repair some of the cart path that was damaged by our vendor gaining access to the site. This was discussed at the August meeting, and it was agreed that since the district did not do all of the damage of the paths that the district would pay 75% of the repair which based off of the proposal would amount to \$25,800. The golf course has decided to get additional bids and wanted to know if the district would still be willing to pay the \$25,800. After discussion, it was agreed that the district would pay the \$25,800 even if they are able to obtain a cheaper bid. John reported on the grease trap issue and stated that they had had discussions with both Tommy B's and the Inn and the Inn was having difficulty finding a contractor, but has found one and will get the work done as soon as able perhaps working in conjunction with Tommy B's.

Finally, John reported on the letter the district received from Michael Novotney, Porter County Engineer. Regarding a blockage in Clark Ditch located within the district boundaries. There was a discussion regarding who would be responsible since it is a county drain. It was decided that John would get prices from RV Sutton and get back with the board.

Attorney Hollenbeck reported that it was time to adopt the 2022 proposed real estate property tax & levy for the general and cumulative funds. Attorney Hollenbeck reported that the district held a public hearing in September and no members of the public were present. A motion was made and seconded to adopt the 2022 budget, tax rate, and levy. Motion carried. Attorney Hollenbeck reported that the annual meeting will be held in February and that we have two incumbent seats up for election. Those belong to Kevin Steele and Geoff Blanco, and they will both need to secure nomination petitions. In addition, Dillion Dalton will need to secure nominating petitions for his position. Attorney Hollenbeck further reported that both easements were secured and recorded for the Eagleview drainage improvement project. RV Sutton stated that they would be able to do the project at the original price quoted, but not until December. Attorney Hollenbeck reported that Valparaiso Utilities has supplied Sylvan Manor with a proposal if they wanted to connect to the city sewer and Sylvan Manor has not responded. Finally, Attorney Hollenbeck mentioned that it had been some time since the district has completed a rate study and it was decided to have Karl Cender begin a rate study.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held December 15, 2021, 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., In as Agent
Nature Works Conservancy District