

Nature Works Conservancy District
December 20, 2023
Board Meeting Minutes

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

Also in Attendance: David Hollenbeck, Nathan Howell, Jennifer Ray, and Karl Cender with Cender/Dalton Municipal Advisors

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

The minutes from the October meeting were approved as presented.

Jennifer Ray with 1st American Management presented the September and October financial reports which were approved as presented. Jennifer presented the proposed 2024 sewer budget. After a discussion a motion was made and seconded to approve the 2024 sewer budget. Motion carried. Jennifer then went on to present the 2024 Aquatic Weed Control Contract. After a discussion a motion was made and seconded to approve the Aquatic Weed Control Contract. Motion carried.

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

Nathan reported that there was an issue at the Hills lift station and after a lot of investigating it was determined that the pump base is shot. Nathan further reported that the lift station wet wells were cleaned in December and that the Hills had a lot of grease. Nathan reported that the new sheaves for the clarifier were received, and they are going to have to change or replace the floating weirs with fixed weirs. Finally, Nathan reported that the manhole inspections are complete.

John Sturgill with McMahan Group was absent but submitted an engineering report. The first pay application for Bowen Engineering was presented in the amount of \$77,412.21 which was reviewed and approved by the engineer. A motion was made by Steve Poulos and seconded by Dillon Dalton to approve the application. Motion carried. Included in the engineering report was a quote from RV Sutton for the Phase E Rear Yard Drainage Project (Filar Property). The total cost is \$42,000 and Nature Works will be responsible for removing the trees. A motion was made and seconded to approve the RV Sutton quote for the Phase E Rear Yard Drainage Project. Motion carried. It was noted that we are still waiting for a quote from T&T Tree Service for tree removal. Also included in the engineering report is a revised proposal for the Phase 2 Stormwater Improvements. This proposal utilizes LGS Plumbing as the primary sub for the Lockerbie Rear Yard Storm Sewer Replacement. This resulted in an overall GMAX reduction in the amount of \$414,452 and the stand-alone Lockerbie cost was reduced to \$348,925. The Board questioned if we pull out of the other 2 projects and just do the Lockerbie project, will the price stay the same? A motion was made and

seconded that if the price remains the same to approve the Bowen GMAX for just the Lockerbie project contingent, they hold the price with just the one project. Motion carried.

Karl Cender with Cender/Dalton Municipal Advisors reported on the revised rate study and financing schedules. Karl reported that the last rate increase was in 2001 and that the district was able to avoid another increase partly because the district instituted a real property tax. After discussion and review of the report there was a discussion regarding rate increase options. A motion was made and seconded to enact a proposed rate increase and to phase it 50% in 2024 and 50% in 2025. Motion carried. This will necessitate a public hearing and a notice to customers.

Attorney Hollenbeck reported that they received the final distribution of the property tax for 2023 and that the DLGF 2024 preliminary approval is complete. Attorney Hollenbeck reported that the annual meeting will be in February and that Troyanne is up for reelection. Finally, Attorney Hollenbeck reported that he will bill The Abbey for the noncompliance of the grease trap issue.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be the Annual Meeting on February 21, 2024, 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