

Nature Works Conservancy District
August 20, 2025
Board Meeting Minutes

Board Members' Present: Kevin Steele, Dillon Dalton, and David Janney

Also in Attendance: Nathan Howell, Plant Operator, John Sturgill, Engineer for the District, Gina Manns, 1st American Management Co., Inc., Colby Barkes Blachly Tabor Bozik Hartman and homeowner Maryanne Krug.

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

The minutes from the June 2025 meeting were approved as presented.

It was decided that since we had a representative from the Prairie Community Council present that we would discuss the matter involving Prairie Community Council first. John Sturgill presented maps of extensive survey work that was completed of Prairie 1. They shot the topography and looked at current conditions and found significant impediments to the discharge to the pond. The area is overgrown with brush and large trees that are part of the reason for the stormwater backup that is occurring. John further reported that they looked at the culverts and found no issue. John proposed cleaning the area up and said that no serious grading work would be necessary. John further reported that the bulk of the problem is offsite coming in from the north causing ponding issues in the backyards. John is proposing to add another string of storm sewer and redefine the swale to intercept and divert the flow coming into the one inlet. It was noted that there are a few encroachments in the area. The next step is to get quotes for the clean up and for the addition of the storm sewer and redefining the swale.

Gina Manns with 1st American Management Co. presented the May and June 2025 financial reports which were approved as presented. Gina then went on to report that 1st American Management completed the budget workshop with Tina Market. The 4% growth quotient was requested for the general fund. The next step in the budget process is to hold the public hearing with a tentative date of September 17th at 8:30 am. After the budget hearing, the budget will be formally approved by the board at the October meeting. The deadline for final submission to DLGF is November 1, 2025. Finally, Gina reported that the district will need to hold a public hearing for an additional appropriation in the amount of \$78,400 for Hole 16 work.

MCO, Nathan Howell reported on Plant performance and needs (**attached Exhibit B**) Nathan reported that the control panels are all generally completed, and they are working out some of the bugs. Nathan further reported that Bowan invoiced for their time to pay MCO for their work on the control panel after the vendor quit. The stations are running well. Nathan stated they are going through all the alarms to make sure they are set the way

they want them. In addition, as part of the continued manhole inspections, they are making a list of those that need flow lines and will have Bowan look at it. Finally, Nathan reported that they investigated sludge hauling costs over the years and reported that the district is spending \$75,000 annually and are thinking that now might be the time to look into an alternative.

John Sturgill with McMahan Group passed a by sheet for the lift station upgrade project showing an anticipated cost savings of \$500,000 when finalizing out the contract. John reported that he coordinated with the homeowner of 12 Kincraig to complete the inlet and final grading in the easement at their home. John stated they surveyed as constructed and noted a few things that were not correct, so they came back out to make the corrections and then the fence was reinstalled. Finally, John gave an update on the work on Hole 16. He stated that he was setting up a meeting with RV Sutton and D2 to find the best solution to complete the work. One possibility is bringing in smaller equipment to help with the sinking or the option of using a product called Grasspave in that location which can be countersunk into the ground and then add topsoil and plant grass on top. The possibility of turning this project over to Oliphant was discussed.

The Payment of clams was presented and approved. Gina Manns noted that the draw will need to be done for the Bowan pay application.

The next scheduled Board meeting will be held October 15, 2025, 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 9:45 AM.

Respectfully Submitted,

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