

## VALPARAISO LAKES AREA CONSERVANCY DISTRICT

MINUTES OF MEETING: March 18, 2015

BOARD MEMBERS PRESENT: Bob Garmon, Thomas Kruse, Mickey Koehler  
Nancy Satterlee, Don Kareiva, Rolando Chilian  
Christian Anderson

BOARD MEMBERS ABSENT: None

CONSULTANT PRESENT: Dave Hollenbeck, Dale Brewer, Bob Minarich

Audience: Tom Banaszak, Walt Breitinger, Stu Summers, 5 residents from Long Lake and Sunny Lane.

Meeting was called to order by Chairman Bob Garmon at 6:02 pm at the Valparaiso Lakes Area Conservancy District's office.

Mickey made a motion to accept the minutes, Rolando seconded it. Motion carried. 6-0.

### Financial Report

Nancy gave her report on the financial reports and the claims. Nancy made the motion to accept the claims and fund reports, Bob seconded it. Motion carried. 6-0.

Bob then opened the floor to the visitors who attended. Several mentioned that they did not receive the mailings about the sanitary sewer survey. Bob requested that they sign the sign in sheet so they could be added to the mailings.

Bob talked briefly about both projects.

Don then talked in more detail about the projects.

General Manager's report.

Big leak on Watzke Road. 33,000 cubic feet. (\$2700) Found unknown storm sewer, gas leak.

Leisure Road materials for the water main will be delivered Friday.

Spectra-Tech was the only bid for sealing the manholes. Bob moved that \$20,000 be used to seal as many manholes as we can. Rolando seconded it. On the question, Don asked if we found more manholes needing work can we fund it. Bob M. stated that it was the \$20,000 we were going to do every year but if the Board wished we could do more. Christian agreed that we could always do an additional appropriation. The motion carried 7-0.

Lift station on Island has been inspected by 3 companies.

Winding Ridge lift station. One pump went out. The mechanical seal went out. The check valves are bad as well as the priming pumps. Materials have been ordered. The seal has been replaced. The rest of the work can be done in-house.

The Dish Restaurant manholes have been inspected and have been found to be in good shape.

The IURC report has been start and should be done shortly.

A meet and greet was done with Aqua American. Information was exchanged.

The AVMP was in everyone's folder. It was agreed that Susan should put it on the web. Prices on vans. 2 from Schepel Buick one from Paul Sur and Bob got another from Sur. The 2015's are gone. Many companies do not even make a cargo van anymore. Bob's price was \$22450 plus 2950 for bins. ¾ ton, w/ air conditioning. Production starts in July. Don moved to commit to Paul Sur with trade in. Rolando seconded it. Motion carried 7-0.

Transfer funds \$16,000 from buildings to autos and trucks. Motion by Mickey, seconded by Rolando. Motion carried 6-1.

Bob M. briefly talked about the audit with Reggie for MS4. Dave was in attendance. Results are not in yet.

Button's house. Pricing on dumpsters, ordered them and took the asbestos report to the County and got a demolition permit.

Mickey moved to have the sanitary meetings for Long Lake on April 7<sup>th</sup> at 7 pm and Sunny Lane on April 8<sup>th</sup> at 7pm. in the pole barn. Nancy seconded it. Motion carried 7-0.

Stu Summers was called on to talk about Button's property. Dave reported that INDR's Bicentennial Nature Trust still has some funding for smaller jobs. Stu brought this to Dave's attention. Stu is here to give a report on this. Stu stated that the maximum grant is \$50,000 and that is a 50-50 share. Additional work would be to get rid of the Canary grass at about \$4-5000 over the course of about 3 years. A culvert may be needed on Lowenstine. Members of the Board will be required to attend a meeting in Indy on June 9<sup>th</sup>. Stu talked about how these projects are rated which a point system and will donate money in order for us to get another point. 20 points are needed and with his donation we are at 27. There was a bit of discussion as to if the VLACD even wants the property. Walt voiced his support for the purchase and obtaining the grant.

Bob called for a vote on the purchase of the property and moved to continue with the purchase of the property. Rolando seconded it. Motion carried. 7-0. He then moved to authorize Stu to go forward and authorize the District's officers to sign the application. Christian seconded the motion. Motion carried 7-0.

Bob G. asked Stu if he could look into the possibility of grants for sanitary sewers. Don took over and asked Stu before he left if he would. Stu politely refused due to an overload of clients.

Matt's field report.  
2 samples taken all passed.  
1 meter change outs, 26 delinquent turn off all back on.

Accounts Receivable  
Laura has contacted 5 homeowners with excessive use.

Personnel Committee Thomas Kruse  
Nothing

Soil Erosion Committee Christian Anderson  
April 1<sup>st</sup> there is an webinar on storm water runoff and management. Anyone interested please contact him for details.

Insurance Mickey Koehler  
Nothing

Public Relations Rolando Chilian  
Working with short and long term committee.

Engineering Committee Bob Garmon  
The employees have attended classes for OSHA safety and CPR next week.

Short and long term planning Committee. Don Kareiva  
Building number lowered to a #3.  
Architect's cost very high.  
Button's property to be used as a pole barn and Don asked Dave to have the property re-zoned. Bob M. is looking into costs. Bob M. and Dave will determine the uses of the pole barn to get the proper zoning.  
Don then talked about storm sewers in Blackhawk and South Burlington Beach to be handed by the soil erosion committee. (Environmental Committee)

Dave cautioned that during the meetings with the residents that we do not practice law and be very careful on what is talked about. Bob asked about the cost of the annexation costs. Dave placed it in the \$3000-5000 range. Bob's second question was the cost to the homeowners and possibly a second mortgage and the attorney's cost to do so. Third question is the difficulty in getting extra capacity from Valparaiso Utilities. The answer from Dave is there are no flow meters to judge by and better off not bringing it up at all. The City may not wish to sell off any additional capacity and retain it for development. Regardless, any sizeable number of new homes will require us to contact the city for permission to hook them up.

Attorney's report

Wagner's report has been handed out. Nancy remarked that we should put a temporary hold on the building project until other items are taken off first.

Dish Restaurant was notified of the grease concern and the manholes have been inspected and all look good.

There will be higher costs from the State Board of Accounts.

The appeal process for property taxes makes it difficult to know what the appeals are and their status. The Forms 22's have been lost. Dave went into detail explaining the discrepancies and how it all works.

Bob closed the meeting at 7:55 pm.

Attest:

Bob Minarich

General Manager

Valparaiso Lakes Area Conservancy District