

# VALPARAISO LAKES AREA CONSERVANCY DISTRICT

## MINUTES OF MEETING: June 16, 2010

BOARD MEMBERS PRESENT: Bob Garmon Dick Brychell Don Kareiva  
Debbie Miller Megan Summers

BOARD MEMBERS ABSENT: Tom Kruse John Steffen

CONSULTANTS PRESENT: Dave Hollenbeck Bob Minarich Adam McAlpine

The meeting of the Board of Directors of the Valparaiso Lakes Area Conservancy District was called to order at 6:00 P.M on June 16, 2010 by Chairman Brychell.

Corrected committee listings were given to the board.

The minutes of the May 19, 2010 meeting were reviewed with one correction to change Alan Litman to Alan Lipman. A motion to approve the minutes carried.

The conservancy financials were reviewed.

The water (LAC) financials were reviewed. Dave is still working on the pass-through rate increase. Water is still positive, but was almost break-even this month.

Bob presented the maintenance & operations report and then his manager's report. There were 3 bigger expenses for the sewer funds this month due to problems at Cardinal Lift Station and Hillcrest Lift Station. Phares Lane will need about 300 ft. of water main replaced when the funds become available and the work would be all in-house except for the tap at the main. There is a new home under construction on Wesley northwest of water treatment plant. Put floc-logs in Meadow Lake by Ridgewood Creek subdivision, but there hasn't been a large enough rain event to see if they are working. The first round of volunteer lake monitoring at Flint Lake is complete, Bob will try in the future to get more of the lakes monitored, but there is not the funding within the volunteer testing program at this time. Dick received a call from Connie Hughes with the Hillcrest Beach Association regarding a streetlight at Grandview & 600 N that is no longer working. Dick will contact her regarding this because this light is not the responsibility of the district or the county.

The sewer financials were reviewed. There were a few high one-time expenses for the Mission dialer service and CUBIC annual support. Debbie brought up the high maintenance salary expenses during hydrant flushing and while still high, is much lower than last flushing season and will continue to drop. Flushing is done now until October.

The claim forms were reviewed and signed.

Megan Summers reported that the Topsoil Erosion and Lake Enhancement committee met

6/16/10 to discuss the parcel of land adjacent to Dick Brychell's property that he is interested in acquiring. Megan, Don, Dick, Deb & Dave attended this meeting. The history of how the property came to be VLACD property and concerns regarding any future development of the land were discussed. The consensus was to move forward with a survey and appraisal of the property, which would be paid for by the district at this time with any future purchaser to reimburse those costs. Once the survey and appraisal process is completed the property would have to go out to public bid. A motion carried to approve proceeding with a land survey (surveyor will be hired by Dave) to get an accurate legal description of the property contiguous to Dick Brychell's property. Overall the committee feels very comfortable with the process on both a legal and environmental basis. Dave will oversee the process and keep the board advised.

A motion carried approving submittal of an invoice in the amount of \$2708.75 from Haas & Associates to the SRF regarding the Valpo Americans project.

Dave reported that the property tax distribution checks will be ready Friday 6/18. Dave will collect the check and give it to Ellen with the amounts to be distributed between Conservancy and the CIF. Dave went over a preliminary discussion of the 2011 Conservancy budget and this will be discussed further at future meetings. Dave and Ellen will attend the DLGF workshop to present necessary information on July 13 at 1:30. Dave handed out the Handbook of Indiana Public Access Laws to all board members and VLACD staff and emphasized the importance of being informed of and in compliance with these laws.

Adam reported regarding the final bill from LGS Plumbing for the last portion of work on the Valpo Americans project. Adam met with Dave, Bob and Tom and the current position is not to pursue a legal route at this time. Adam sent LGS a letter (authored by Tom) asking again for their documentation supporting the bill. These costs must be substantiated and justified before any payment will be made. Adam then received a final pay request from LGS and will again ask for documentation. This is a state and federal project that will be audited, so LGS must be able to provide the documentation requested. Adam received a call from a resident on Victoria Street regarding mowing of their lawn. The area in question is actually a VLACD easement. Bob and Adam will put together a final punch list of work to complete the project including removing the silt fence, removal of some blanketing that is bunched up and dressing the area up.

Resident Tom Banacek spoke concerning the survey of the land adjacent to Dick Brychell's property. It was reiterated to him that every aspect of the process will be public information and that the land would never be developed.

There being no further business, the meeting adjourned at 7:31 P.M.

Respectfully Submitted,

Ellen McMeans  
Financial Secretary