



**VALPARAISO LAKES AREA CONSERVANCY DISTRICT  
BOARD OF DIRECTORS**

**MINUTES**

**August 21, 2024**

**BOARD OF  
DIRECTORS**

**Chairman**

Christian Anderson

**Vice-Chairman**

Kyle Hauber

**Members**

Connie Hughes

Walt Breitingner

Michael Cantieri

Richard Tegt

Chad Kuehl

**CONSULTANTS**

**General Manager**

Alicia Barber

**Financial Secretary**

Dale Brewer

**Attorney**

David Hollenbeck

The Board of Directors of the Valparaiso Lakes Area Conservancy District met in the Valparaiso Lakes Area Conservancy District Board Room at 1805 Burlington Beach Road, Valparaiso, Indiana on August 21, 2024, beginning at 5:30 p.m. Board members present included Christian Anderson, Connie Hughes, Kyle Hauber, Walt Breitingner, Michael Cantieri, Richard Tegt and Chad Kuehl. Consultants present included Alicia Barber, Dale Brewer, and David Hollenbeck.

Chairman Christian Anderson called the 2025 Budget w/Public Hearing to order.

Dale read a public comment submitted in writing. See Attachment A.

Richard asked Dale to explain IC 14-33-21 and IC 14-33-9. Dale explained Dave received the public records request. Alicia explained the public records request was received and immediately emailed to Dave. Dave explained he provided most of what was requested and has the remaining requested document today. Richard asked about IC 14-33-9. Dale responded. Some discussion followed.

Christian asked if there were any other questions on the budget. 2025 Budget Public Hearing closed.

Approval of Minutes

- Chad made a motion to approve minutes from July 17, 2024. Connie seconded the motion which was approved by unanimous vote.

Approval of Claims

- Kyle made a motion to approve claims. Chad seconded the motion. Richard asked Dale about a repairs claim. Dale responded it is legal to pay the claim out of the funds used and further explained what would be hypothetically needed to pay a water repair claim solely out of the water fund. The motion was approved by unanimous vote.

Approval of Financial Statements

- Kyle made a motion to approve July 2024 financial statements. Mike seconded the motion which was approved by unanimous vote.

Reports from Standing Committees

- Personnel-Kyle Hauber – There will be a Personnel and Stormwater Committee meeting September 11, 2024
- Insurance- Michael Cantieri- Nothing to report
- Stormwater-Walt Breitingner – Nothing to report
- Public Liaison- Connie Hughes – Connie is organizing the names and/or emails of the VLACD area associations for the intent of putting them on the website.
- Strategic Planning- Connie Hughes – Connie distributed a strategic plan outline that she has been working on.

- Engineering- Richard Tegt – Richard discussed an email within the board. Richard asked Dave if he called him and asked him to investigate the sale of LAC. Dave said no and explained Richard brought up the idea in a board workshop meeting. Dave asked for clarification on how he should interact with the boards business. Chad asked if the board will be billed for conversations with him. Dave said he has never billed for a phone call in forty-nine years. Kyle asked Dave about an ethics policy or Roberts Rules of Order. Dave discussed the options the board has to control conduct within the boardroom. Dave mentioned the oath of office which was signed by all board members and that an ethics policy was handed out for signatures.

#### Engineers Report

- Jacob informed Kettle Lake plans are 90% complete. Walt wants to formally inform the residents of Kettle Lake area of the project via letter or flyer. Jacob said he could draft something up. Connie mentioned the work that has been done has made a tremendous improvement in that area.

#### General Managers Report

- Alicia mentioned the Bioengineered Seawall that was completed and expressed her thanks to the residents for the time and effort put into that project.
- Alicia mentions questions from freeholder Tom. He asked if the city of Valparaiso compensates us for their water or silt coming into VLACD. Alicia answered no. Tom asked if there is a legal stance, Alicia answered only Dave can answer that question. Conversation continued about talking with the city of Valparaiso about stormwater entering VLACD from outside of VLACD.
- Alicia read freeholder Dennis's question about a plugged culvert tube and mentioned she talked to him in person.
- Alicia mentioned a motion that passed at last month's meeting concerning Claussen Lane. A letter was drafted with the intention of sending it to residents of Claussen Lane. Alicia asked for an amendment to the motion to accept the letter be sent to residents explaining conditions that must be met to receive payment from VLACD. Chad motioned and Connie seconded the motion which passed by unanimous vote.
- Alicia introduced the official seal of VLACD.
- Alicia introduced Ordinance 24-2 and Ordinance 24-3 for water and sewer rate increases. Christian asked for a motion to continue for public hearing on September 18, 2024. Chad motioned and Mike seconded the motion which passed by unanimous vote.
- The office will be closed Monday September 2, 2024 for Labor Day

#### Attorneys Report

- Dave met with Alicia and Christian at the detention pond at the back of Kingsridge North. Dave talked about the insurance liability of owning the pond. Dave drafted a letter to the residents that he will get to Alicia for review.
- Dave discussed the property deeds that were requested from him. Dave recovered some deeds and gave them to Alicia.
- Dave informed he has been working with Alicia to get the oath of office, ethics pledge, and board seat term limits all together in one place at the office.

Tabled Item

- Chair and Vice Chair voting process. Richard requested to withdrawal the tabled item.

Next Meeting: September 18, 2024

Attested by Alicia Barber, General Manager

## Attachment A

Stuart Summers  
4700 Lowenstines Lane, Valparaiso, IN 46383

August 21, 2024

Valparaiso Lakes Area Conservancy District Board of Directors  
Care of Mr. Christian Anderson, Chair

RE: Valparaiso Lakes Area Conservancy District 2025 Budget Hearing

Dear Mr. Anderson,

As a Valparaiso Lakes Area Conservancy District (VLACD) taxpayer and utility ratepayer, I would like to submit the following comments for the record of the upcoming 2025 budget hearing:

1. Cumulative Conservancy Improvement Fund:
  - o Please confirm this fund was legally established per IC 14-33-21.
  - o Despite a public records request, VLACD has not provided documentation of the required court approval.
  - o I respectfully request withholding approval of new tax levies for this fund until proper documentation is provided.
2. General Fund Tax Levy:
  - o Kindly ensure the tax levy is calculated using the formula in IC 14-33-9.
  - o My preliminary analysis suggests the requested \$397,400 budget is more than offset by \$800,385 in required deductions.
3. Utility Funding:
  - o I oppose using property tax money to subsidize the water or wastewater utility.
  - o Utility expenses should be funded through user rates and fees based on usage, not property assessments.

I appreciate the Board's attention to these matters and welcome any follow-up discussions. Please feel free to contact me at [REDACTED]

Thank you for your time and consideration.

Sincerely,



Stu Summers