

VALPARAISO LAKES AREA CONSERVANCY DISTRICT

MINUTES OF MEETING June 15, 2016

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

BOARD MEMBERS ABSENT: Mickey Koehler

CONSULTANT PRESENT: Dave Hollenbeck, Dale Brewer, Bob Minarich,

Audience: Tom Banaszak, Walt Breitinger, Tarik and Susan El-Naggar

Meeting was called to order by Chairman Bob Garmon at 5:00 pm

Bob moved to approve the minutes. Don seconded it. Motion carried. 5-0.

The Financial Committee's report.

Nancy moved to approve the claims and accept the financial statements. Seconded by Don. Motion carried 5-0.

On the West Long Lake Rd. project, Bob M. reported that of the original 13 homes 6 sent in annexation and deposits. An additional 2 homes also signed in along with their deposits. The El-Naggar's stated "yeah". Bob then moved to proceed with the West Long Lake annexation and extension of the sewer main and hand over the project to the engineers for final design. Nancy seconded it. Motion carried 6-0. (Tom came in.)

A question from the audience asked where the main will run? The engineers have proposed that the main will run under the east edge of 70 E.

A discussion about allowing other homes to just be annexed in. Any additional homes to get in on this annexation must sign up before Dave files for the annexation.

It was decided to send out another letter to residents to allow just annexing in for free.

Don moved to provide annexation at no charge to the other homes along the project. Bob seconded it. Motion carried. 6-0.

Bob M. will draft a letter stating such and get it to Dave for his input. Estimated construction finish date late September.

General Manager's report.

Intermittent sewer leak on McCann St. We have called in the locates and will dig it up.

Flint and Long have been sprayed. Just a little bit by Hillcrest Beach.

Volunteer sampling for May has been done.

Fast work being done on office. Seems to be ahead of schedule.

Dave and Bob M. got together about the looping project.

Indiana Finance Authority has our report from us.

No committees met.

Security cameras at our north annex.

Sharon quit due to help problems, new interviews Monday.

Dish no change.

Groceland no change.

No new homes. A house scheduled on Sumac does have a storm water problem.

Pole barn perimeter work not done but with them here for the office remodel it will probably be done then.

MDI ordered a replacement grinder and 3 plugs to upgrade our grinder pump housings.

Island Road lift is installed and functioning. A small bit of fencing to do yet.

CCR's are due July 1. *Sent out to customers.*

Naturepoolza is on June 25th. Nice event this year. Seemed to have more visitors

Matt's field report.

Changed belt at Ridgewood Creek.

2 water samples taken and passed.

29 locates. 21 delinquents and 3 seasonals.

Accounts Receivable

Nothing

Personnel Committee Nancy Satterlee

More interviews coming.

Insurance Committee Rolando.

Anton says we are fully insured for everything.

Environmental Christian Anderson

Naturepoolza on the 25th.

Copies of the septic systems information was handed out.

Youngjohn boat. Could be removed from lake or sunk for artificial reef. Dave

mentioned that the boat had been sunk in 1990. Also brought up a public nuisance law.

Dave believes the Conservancy District has no right to get involved with this boat.

June 28th webinar on sewers and septic.

Public Relations Don Kareiva

Signs and letters put up before the spraying of the lakes occurred.

Minutes on websites are behind. Bob M. said he did finally get a hold of her and it has been updated.

No Customer appreciation Day this year due to the construction. Maybe an open house when the office is finished.

Short and long term planning Committee. Thomas Kruse

Tom announced that he met with Steve Poulos. Will convene his committee again and talk over the points they talked about. Not in a big hurry to move north.

Engineering Committee Bob Garmon

Finance Committee Mickey

Attorney's report Dave

We received \$116,763.27 from property tax.

\$11,249 paid for our audit.

58.3 % of revenue collected.

2017 property tax deliberations. Start working on in July. June 30th growth quotient due.

Kettle Lake law suit lost their 4th attorney. Pre-trial in August.

Aryl Aldred wants to develop a parcel of land outside the District. 11 acres into 22 homes. This is just north of 600N. on Calumet. Next to Lakewood Terrace Subdivision.

Dave suggested Aldred call him.

Bob moved to authorize the investigation the possibility of extending services to this area. Seconded by Rolando. Motion carried 6-0.

Dave will looking into the looping easements from Walden to Claussen Lane.

Total Development now has a performance bond.

\$26,100 pay application #1 from Total Development.

Bob moved to pay this. Christian seconded it. Motion carried 6-0.

Transfer appropriations of \$19,100 from various line items. Some discussion about paying too quickly. \$7000 exists already in general fund building.

\$600 from building/rent

\$6000 from contractual services

\$1000 from office equipment

\$10,000 from Auto/truck

\$500 from furniture/fixtures

\$1000 from other equipment

Total of \$19,100 all into building fund..

Bob so moved, Tom seconded it. Motion carried 6-0.

Lion Lane had a spoils problem blocking ditch. Bob M. sent letter to owner and it was cleaned up.

Audits from the State will occur less frequently. Internal control need to be beefed up with Board actions passing ordinances and attending a webinar.

Legislature passed a new law that every governmental agency post on the Gateway program about contracts that are over 10% of their budget. Dave recommended that we do nothing about this as there is too much arguing downstate.

Bob M. asked for permission to buy signage for Cook's property warning about illegal dumping. Bob asked about the Cook property. Dave believes he has a final agreement concerning egress/ingress easements with DNR. Need to remind the Cook's about delinquent property taxes.

Dale and Bob M. talked about changing the payroll ratio from 50% water /50% sewer to 100% water.

Dave suggested that something be taken out of sewer. After a discussion of different ratios, Don moved to take 80% out of water and 20% out of sewer for payroll until further notice. Rolando seconded it. Motion carried 6-0.

Don asked about sidewalk in front of the office. \$12,000 from land purchase will be used to extend sidewalks to Ostedt.

Walt offered to continue working on getting people to sign up for West Long Lake sewers. Bishops, Forester's. As far as Naturepoolza goes Rolando offered to pay for the entrance fees of anyone who attends.

Tom Banaszak asked about water testing again. Walt stated that he is trying to find a replacement for Dr. Schoer.

Bob adjourned the meeting at 6:26 pm.

Attest:

Bob Minarich

General Manager

Valparaiso Lakes Area Conservancy District