

Thirty-Nine North Conservancy District
July 12th, 2024, Board Meeting
8 AM
In Person at IBEW Meeting Hall
2751 N. State Road 39, LaPorte, IN 46350
By Zoom Internet Connection:
Meeting ID: 844 5748 7200
Passcode: 996589

Call the Meeting to order by President Mark Childress
Pledge to the Flag

Roll Call

Board Present: Cheryl Reinhardt, Mark Childress, Ed Arnold, Jim Clarida
Professional Staff Present: Shaw Friedman, Gary Radtke, Trista Hudson
Public Present: Whitney Pizzala, Jeff Blunt, John English, Janice Mistretta

Review and approval of the minutes of the June 2024 meeting
Review and approval of the financial report for January through July as available.

Question on ending balance month to date versus year to date by Cheryl Reinhardt, ending balances did not match, Erica Arnold will check formula on her worksheet, correct, and resubmit to the board for approval. Motion to approve financials once amended and resubmitted.

Approved normal and usual Bills for payment

Barnes and Thornburg bill

Friedman and Associates – 5 months' worth of litigation regarding City of LP Annexation.

Old Business

Reports:

Attorney Friedman – Continuing to work on tying together agreement with the City. The drafts still need considerable work, but he would like to get approval on the general form and format of the two agreements. Closing in July is not feasible at this point as it is still taking time to fine tune. Motion to approve general form and format of agreement granted.

Gary Radtke – Two applications for review by the board. One for Dollar General which is for connecting sanitary onto the sewer system in front of their facility. There is an existing septic system in that area for Shady Grove, so the work for Dollar General cannot be started until approval for Shady Grove's disconnection is received.

Motion to approve Dollar General's application pending receipt of payment of application fees and sewer connection fees

Application for Shady Grove. Tony Hendricks is the surveyor for the extension for the Mobile Home Park. Mr. Hendricks received approval from the state health department and chose Kline excavating for the project who are bonded with the city. Jerry Jackson submitted two requirements for this system. 1) The system cannot directly connect to a lift station - under this plan it connects to a manhole before the lift station. 2) No meter at the lift station, every connection on this lift station needs a meter on their well. Both requirements are met with the submitted plan.

Motion to approve Shady Grove application as presented.

Ed Arnold – Update on bacteria. Sent pictures to Gary. The bacteria is working well. He is concerned that there was an incident where the alarms went off, but the telemetry did not go to the city. There was an entanglement of floats all on one side. Ed requests that Gary addresses the Telemetry issue and entanglement of the floats.

Other Business

Erica Arnold – Need approval from the board on two items. She's currently waiting for a response back from the GIS agent regarding the term and amount of the bond application. Once confirmed, she will send the completed application to Mark for submittal. She also needs approval from the board for signature authorization on the Horizon bank accounts so she can start receiving the monthly financials directly. She met Trista and gained access to the Gateway Portal. She will be working with Sue and Trista in the coming weeks to archive Sue's old financials and work on digitizing some of the financial processes in accordance with State Board standards.

Motion to allow Erica to being a signer at the bank approved.

Public Comment

John English – Thanks the board for their work in furthering the Bella Largo project.

Gary Radtke – Requests a Potential Conflict of Interest for Radtke Engineering and their work regarding the Bella Largo Project.

Motion for Conflict of Interest for Radtke Engineering approved.

Jeff Blunt – Concerned by Mayor Dermody's previous statement that the Conservancy District was in severe shortage of the fire protection needed to protect this area. He has an issue with the Bella Largo project and other developments that have begun in the area as he feels the Conservancy District is still in jeopardy of decreased fire protection. Wants to know what has changed to allow these developments.

President Mark Childress explains that the projects are moving forward with specific upgrades to the existing fire protection systems to allow the safe and compliant development of independent projects in the Conservancy District.

Trista – Thinks that it would be a pertinent safety measure to present a budget in August in case there is no agreement finalized with the City by October.

Next meeting will be on August 14th, 2024, or as announced.

Motion to adjourn – All in favor

Respectfully submitted,

Erica A. Arnold, Financial Clerk