

Thirty Nine North Conservancy District
2021 Annual Meeting by Zoom Internet
February 13, 2021
9:AM Central

Board Present	Staff Present	Public Present
John Knoll	Shaw Friedman	Ken Ucho
Mark Childress	Jeffrey Haw	
Ed Arnold	Drew Bender	Randy Strasser
Cheryl Reinhart	Karl Cender	Gary Radtke
	Brad Adamski	John Parelli

The meeting was called to order by President Knoll. He then led the group in the Pledge of Allegiance to the Flag. After making sure all had been introduced prior to the meeting, President Knoll called for opening of the Annual Meeting

Clerk Knoll stated that there was only one nominee for the Board of Director's seat which was to be filled this year. Since there were no others, Cheryl Reinhart was accepted as the new Director for District 4.

President Knoll asked for nominations for President of the Board, and nominated Mark Childress for the Position. Motion seconded by Cheryl Reinhart. With no other nominations, all voted in favor. Nomination of Cheryl Reinhart for Vice President by Mark Childress; second by John Knoll, all voting in favor. Nomination by Cheryl Reinhart for Ed Arnold as Secretary, second by Mark Childress, all voting in favor. Nomination for Scott Harris to remain as Treasurer by John Knoll, second by Cheryl Reinhart, all voting in favor.

Attorney Friedman asked all nominees to repeat the Oath of Office for the District Business.

Mark Childress asked for Nominations for Financial Clerk. Ed Arnold nominated Susan Knoll, second by Cheryl Reinhart, all voted in favor, John Knoll abstaining

Clerk Knoll requested that the Board consider the Resolution of salaries and wages for the year. They indicate that Clerk Knoll will be paid an hourly wage of \$20.00 on an as needed basis, and that the Board of Directors choose to continue serving with (\$0.00) no compensation. Cheryl Reinhart moved to approve Resolution 2021-3 with the above salaries, Ed Arnold seconded and all voted in favor.

Clerk Knoll requested that the Board Members sign the yearly Conflict of Interest forms for sending to the State indicating that she and John Knoll are husband and wife and he will abstain on items pertaining to her employment. Cheryl Reinhart moved to approve, Ed Arnold seconded and all voted in favor.

Signer for District Business: Clerk Knoll requested that we add Cheryl Reinhart as a signer for our documents to ease the pinch when other signers are not available. Ed Arnold made the motion, John Knoll seconded, and all voted in favor.

President Childress then asked consideration for renewing the contracts of Professional Staff for the next year. For Legal Representation Cheryl Reinhart made a motion to Retain Friedman and Associates, Ed Arnold seconded and all voted in favor.

For Financial Advisor, Ed Arnold made a motion to Retain Cender and Company, Cheryl Reinhart seconded, all voted in favor. For Engineering Firm Ed Arnold moved to Retain VS Engineering, second by Cheryl Reinhart, all voting in favor.

Next consideration was the new contract to rent a new office space, as our office. Childress Holdings LLC. presented a contract for the office for one year at a monthly rent of \$350.00 per month. Electric and phone will be additional charges, in the District's name. Shaw Friedman reported that the contract was acceptable form and within reason. Ed Arnold moved to accept the terms of the contract for the new space, Cheryl Reinhart seconded and all voted in favor. Clerk Knoll asked for specific permission to retain phone and electric service, motion to do so by Cheryl Reinhart, second by Ed Arnold all voting in favor.

President Childress asked for a motion to continue meeting on the First Friday of the Month except when Holidays or special circumstances prevail, or for the Annual meeting. Ed Arnold moved the same, Cheryl Reinhart seconded and all voted in favor.

Clerk Knoll asked the Board to sign a Conflict of interest statement for President Childress, since he is a part of Childress Holdings LLC, who is renting the space to the District. John Knoll Moved for the signing of the statement, Cheryl Reinhart seconded and all voted in favor.

President Childress called the Investment Meeting to order. Clerk Knoll asked the Board to note their handout with the current investments. These investments are continuations of those held coming forward from 2020, except for the one which is a roll-over reinvestment for one that matured late in the 2020 year. We have 4 investments two each in the water and sewer moneys and two in the tax moneys. All will mature in 2021 since we have chosen shorter terms for their time since interest rates are so low. Hopefully we will see better rates in the future.

No questions were asked. John Knoll move to close the Investment Meeting, Second by Cheryl Reinhart, all voting in favor.

President Childress asked for other questions or business for the Annual Meeting, seeing none, he closed the Annual Meeting

President Childress continued the business of the regular February meeting:

The Board reviewed the minutes of the January 2021 meeting. Ed Arnold moved to approve the minutes as presented, Cheryl Reinhart seconded, all voted in favor.

The financial report was reviewed. John Knoll moved to accept, Cheryl Reinhart seconded and all voted in favor

Bills for payment were presented. Ed Arnold move to pay the bills as presented and for those which come in later and are within normal range, Cheryl Reinhart seconded and all voted in favor.

Old Business: Reports

Tony Comegys of Aradise Productions gave a short overview of the website. He was surprised that we had about the same number of hits on our site (800 – 1000 per month) as last year. He didn't expect that high number. Since our needs are static (no new requests for projects) he will contact Ed Arnold and work out a reduction in monthly fee during this period of our not needing extra time by his staff.

Attorney Friedman congratulated Aradise for their work with us and with the County whom we are linked to.

Attorney Friedman spoke on the Water Tower project which is an on-going situation looking for Grants for funding. In the quest we are vie-ing for a Grant which would be an 80/20 Grant match between the Government and Local funding. Therefore we need to submit a resolution that we will find the needed money for that 20 per cent. Our goal then would be a total of \$491,000.00 for that 20% match. We have pledged, verbally that we can do \$250,000.00, so we would need to find the remaining \$241,000.00 when the time comes. (Hospital foundation; County Fund for Major Moves might be places to look) Cheryl Reinhart moved the Resolution as such, John Knoll Seconded and all voted in favor.

Jeffrey Haw, VS Engineering led the discussion for Gary Radtke (technical difficulties) for the Shady Grove extension project. Gary has six requests for discussion.

1. In January a discussion was held on the size of the sewer pipe and a motion was made to upsize from the 4" pipe to 6" pipe with shared cost between the 39 N. Board and Shady Grove. Discussions have been ongoing with the local Health Department. The Health Officer says there is no time line for the other Trailer Court to be required by the State to improve their situation. Since this is the case, Mr. Radtke would like to suggest that the Board NOT require the change of pipe size, but leave it at the original 4" size. If and when another group needs service they can do their own line to solve their problem.

Clarification was asked for by Chairman Childress, is the 4" pipe sufficient if no other users than the current plan of Shady Grove are using the system? Jeffrey Haw replied, Yes. John Knoll Made a motion that we reconsider the prior motion of the January meeting. Second by Ed Arnold. All voting in favor.

Ed Arnold then made a motion that the Board Accept the plan with the original 4' sewer line. Cheryl Reinhart seconded and all voted in favor.

2. Jerry Jackson has reviewed the plans and would like three generators at the three lift pumps. Mr. Parelli requests that no generators be provided and VS would recommend that a generator at the existing lift station (Springville Lift station) be installed.

Ed Arnold made a motion that we get bids for generators for the three lift stations. Second by John Knoll. Before a second, questions about cost, etc. came up. Ed then re-stated his motion to be that we get bids for generators and present the information at the next meeting for consideration. Second by John Knoll, all voting in favor.

3. Mr. Parelli has indicated he will do an enclosure/vault for the main lift station, which was a question previously discussed and include connections for portable generators at the new lift stations and indicates that SKADA electronic monitoring systems will be included for the lift stations and truck access to the stations. – Previously discussed.
4. A questions about billing and costs has been sent to Cender and Company. Before the answers are able to be complete, a meter size needs to be determined. (Basis for billing is on the meter size.) Jeffrey Haw indicated that the output is 3” so the line should be a 2” line/ meter.
5. Mr. Parelli then spoke about the commitment and development that has gone into this project. Costs are up with lift pumps and all the extras that are being included. He would like to ask for no development fees being assessed for the project. Discussion was held on the situation. The fees are based on the 2” meter size and would be \$22,000.00. The Board indicated that they realize all that is going in to the project, and discussed how to make a reasonable decision. Could we share the fee and cut to \$11,000.00? Cheryl Reinhart made a motion that we waive the fees in lieu of the investment that the Shady Grove Extension is making. Ed Arnold seconded and all voted in Favor.

Mr. Parilli thanked the Board for consideration. He indicated that the Dollar General Store is looking for an April ground breaking.

Jeffrey Haw continued saying that the Odor Control project is ongoing and he will have news next month on progress.

New Business:

President Childress Called for the Public Hearing on the Water and Sewer Rate Changes.

Financial Advisor Karl Cender spoke to the Board and Public about the fact that the Rates being considered are amended from the original rates to reflect slight changes since the original reading last month. There was no Public Comment or question and no further questions from the Board.

Ed Arnold made a motion to accept Sewer Rate Change Resolution 2021-01, second by Cheryl Reinhart, all voting in favor. Cheryl Reinhart made a motion to accept Water Rate Change 2021-02, John Knoll Seconded and all voted in favor.

President Childress closed the Public Hearing for the Rate Changes.

Karl Cender noted that His firm has been working on the 2020 Annual Report which is due to the DLGF on February 28. At this time we are down to five items being unfinished. We will have the final report at the March meeting for review and approval.

Jeffrey Haw requested a new signing page for their yearly contract which was printed before the election of officers at this meeting. He indicated he would have a new signing page returned to our office today to complete the contract. President Childress agreed to wait for the change in signing page.

Ed Arnold asked Attorney Friedman if there had been anything new on annexation by the City, and President Childress asked if we feel there will be a new contract for the Water Agreement in 2025? Mr. Friedman responded that We Hope so. Nothing should be inferred at this point on annexation.

President Childress asked if there were other Comments or Questions? Seeing none, he reminded that the next meeting will be on March 5, 2021. On a question of what kind of meeting it would be, discussion was held on continuing Zoom meetings as well as having in-person if allowed by Covid-19 conditions changing for the better. Cheryl Reinhart moved to continue zoom meetings if possible to keep more people involved. Ed Arnold seconded and all voted in favor.

Ed Arnold made a motion to adjourn, Cheryl Reinhart seconded and all voted in favor.

Respectfully submitted,

Susan E. Knoll, Financial Clerk