

Thirty Nine North Conservancy District
Board Meeting
April 1, 2022, 8 AM
IBEW meeting hall 2701 N. State Road
La Porte, IN

Board Present	Staff Present	Public Present
In Person		
Mark Childress	Gary Radtke	Randy Strasser
Ed Arnold		John English
John Knoll		Atty. Sean Quinn
		Monty Singh
		Angie Happner
Zoom Attendance		
	Shaw Friedman	Jeffrey Haw
	Karl Cender	

The meeting was called to order by President Childress. All rose to recite the Pledge to the Flag. Attendance was taken for the roll.

Minutes of the March 2022 meeting were reviewed. Ed Arnold noted a correction on page 3, At the end of the 3rd line, change "oted" to voted. With that change, Ed Arnold moved to approve the minutes, John Knoll seconded and all voted in favor.

The Financial report was reviewed. John Knoll moved to approve as written, Ed Arnold seconded and all voted in favor.

Bills for payment were reviewed. Since it is so early in the month, many bills are still unreceived, Clerk Knoll noted the addition of the DWD first quarter contribution which needs to be added to the list at this time and other items might still be received. Ed Arnold moved to pay bills as received and as are yet to come from normal billings. John Knoll; seconded and all voted in favor.

Old Business: Reports

Attorney Friedman: Water Tower business. Mr. Friedman noted the letters of support from Ms. Walorski's and Mr Young's offices to the EDA Grant office. No follow-up response has come yet from the Grant office. They are using a rolling application process and we can only hope that some news will come to us by summer on our status.

Mr. Friedman also Welcomed Attorney Sean Quinn who has come to the meeting with his Clients Mr. Singh and Ms. Happner from the Gallop Petroleum.

Gary Radtke/Radtke Engineering:

Odor Control Project. Mr. Radtke related that he has contacted Woodruff and Sons who did the project. After the weather has cleared, and we can see that the reseeding is complete, they will want the held money from the project. We still need the Record Drawing

for the project. Discussion was held on possible need for some vegetation for the mound where the aeration parts were located. At this time the mechanicals are getting a 33% reduction in the H₂S discharge. The company (IPEC America) and Jerry Jackson, Sewer Superintendent, had expected a greater reduction. The company will look at the situation and keep in contact.

Ed Arnold asked if there was a budget set for landscaping. Gary Radtke replied that we held 5% of the contract over the winter, and the plan only calls for seeding. Ed asked if we need bushes? President Childress said wait until we have grass to see what it looks like and if the owner has a further comment.

Shady Grove Project: Mr. Radtke said that announcement of the start of Construction was made for Monday April 4 to IDEM/INDOT/The City of La Porte/ and the Board of the District. Jerry Jackson has a plan that shows the placement of the 2" line that goes to the Family Express. This helps so that we can accurately find that line to miss it in directional boring work.

Mr. Oselka (from Payjay, Inc.) and Ferguson Pumps rep. looked at our Grinder station which is to receive the new flow. The Station has corroded badly and needs to be replaced. The Ferguson rep. suggests a fiberglass lift station which will not corrode. They will do a bid price for next meeting. Mr. Parelli's responsibility is to replace the pumps. (Jerry Jackson reminded that Gary should be doing a gravity flow and 1 lift station, but Gary says that he must consider the finances of the customer). The discussion continued about the needed generator. Ferguson also handles generators and they will get pricing for the needed smaller unit for next meeting.

This project stops at the South side of highway 20.

Attorney Quinn asked about information as to how Mr. Singh/Gallops can get service now. Mr. Radtke said that they should apply to the Board and hire an engineer to make their plan. Asked about the previous plan and whether it was available, Mr. Radtke agreed to provide one of the previous plans at the request of the District.

INDOT has been in contact with Mr. Radtke about their Repair and improvement project on Highway 39 North of U. S. 20. He will copy the Board with the formal information that was generated, stating that our project does not conflict with theirs.

Public comment:

Mr. John English asked to speak with the Board:

Mr. English started with a short history as the Developer of Bella Lago. He noted that they have all the approvals from the State at this time, but need a Building Permit. This is for a 63 unit (33 living units, 30 memory units) establishment. This will bring about \$11. Million dollars in labor and materials used (which is 28% higher than 2 years ago), and 50 new high paying jobs, most in the health care area.

They have been given guidelines for getting their permit: 1st is fire safety. That is taken care of by an auxiliary water hydrant and pump system which was reviewed and approved by

Homeland security. But the second is the question of water supply if the City is no longer our provider.

They need to know an alternative method of water source in that case before a permit can be given them.

Mr. Radtke suggests that a study to make suggestions of options could be done with Mr. English's company paying for the study with the District's blessing.

Mr. Arnold suggested, if in the case of failure/having no water source, would the District discuss the feasibility of a variance for a well being dug for the project? If water is turned off, will the Board have to amend their ordinances to allow any one to do so?

President Childress asked: what would a study tell us?

Mr. Radtke's reply 1: Have our own system - needs 2 well sites, Need for site, drilling, chlorination and hook to system, maintenance, metering & billing. Or 2. Have another existing municipal source and the cost of hook up, maintenance, metering and billing. Mich. City already supplies outside the City.

Costs for Certified Operator and gilling and collection are important.

Mr. English said that they are scheduled to go to the County Board for the permit on April 19. They need to have a plan for answering these question at that time.

Attorney Friedman asked if they were wanting to show that the process of having the study done by others was to show movement. President Childress clarified that we could not vote to do the study at this meeting as it is new business. With that clarification Ed Arnold made a motion that the Board support the movement of having the study done. John Knoll seconded all voted in favor.

President Childress :

The MacAllister Contract for regular maintenance was missed at the last meeting for renewal. Tho the prices have increased, this is the same servicing that we have had since inception. Since we had been without contract and missed scheduled service, the agreement was signed and returned to the company so that service could return to schedule.

The phone/internet service came up for the end of the first year/contracted at a set price. The new bill was \$55. More per month until negotiated back to the first year price, needing a contact signed. Request for signing for a two year period. Agreed by the Board.

Public Comment:

Mr. Singh asked what the maximum available space is and the current status of the Shady Grove project, and are there any drawings available. He is eager to move forward and work with the Board. Are there any contracts from 20/17?

Mr. Radtke stated that they already have plans from 2017. Mr. Arnold and President Childress stated that there are no problems with the Board. Mr. Singh asked where they would get drawings.... Mr. Radtke will provide info on how much flow is available and the diagrams requested. Mr. Singh asked to be on the May 6 meeting agenda.

Further Public comment: None

Motion to adjourn by Ed Arnold, second by John Knoll, all voting in favor.
Next Meeting on May 6, 2022

Respectfully Submitted

Susan E. Knoll, Financial Clerk