

Thirty Nine North Conservancy District  
June Board Meeting  
June 3, 2022 – 8 AM  
IBEW Union Hall Meeting Room

In Person

Members Present

Mark Childress

John Knoll

Jim Clarida

Cheryl Reinhart

Ed Arnold

By Zoom Connection

Staff Present

Gary Radtke

Shaw Friedman

Public Present

John English

Jim Jablonski

Randy Strasser

Jeffrey Haw

Nancy Taylor

The meeting was called to order by Present Childress. He then led the group in the Pledge of Allegiance to the Flag.

Clerk Knoll called attendance to identify all that were present.

Minutes for the May meeting were reviewed. Cheryl Reinhart identified a typographic error and when changed, moved to approve. John Knoll seconded and all voted in favor.

The financial report was reviewed. Cheryl Reinhart moved to approve, Jim Clarida seconded and all voted in favor.

The Bills for Payment were presented. Gary Radtke, Engineer confirmed that there was no bill from him. He has a new system being implemented and it should be ready in the next week so he can get current with billing. Jim Clarida moved to approve the bills as written and expected, Cheryl Reinhart seconded and all voted in favor.

Reports:

Attorney Shaw Friedman, Water Tower Grant/Lobbying

There is no update so far on the lobbying proposal letter which was returned to Barnes and Thornburg. They will be putting together a plan of action to move our request on the EDA Grant we have submitted forward. We hope to hear from them at least by September/ the Fall.

Engineer Gary Radtke:

The bid tabs for the Grinder Pumps replacement and the Replacement of the station itself were distributed. There were two bids in the same realm and two bids which were very much more expensive. After some discussion, the two high bids were left out, and consideration was given to the two bids which were more as expected. In this case there were still wide differences in some parts of the bid. Discussion was held on the gravel road. During this early discussion, the differences in the bids continued. It was noted that Woodruff did not have a gravel road price. President Childress said that we need to follow through on the road because it was a specific request by the maintenance crews who work on the equipment for us.

Ed Arnold moved to accept the bid of Pajay, Inc. to supply and install the new grinder pump station @ \$21,100.00 per his bid and that Gary would discuss the gravel drive with him.

No second was heard to the motion, so the motion died.

Jim Clarida questioned the need to buy the grinder pump structure and do the replacement. Gary said that it would be a good investment because the lack of use/volume has left a large amount of CO2 erosion in the old, original structure. Board member Clarida noted the price differences quoted. Then he suggested we do a bid review so we can tell what is being bid on.

Gary Radtke spoke about the fact that Shady Grove is still in negotiations with Dollar General about building there. But, he needs a 2 month "drop dead" date for completion of the sewer extension. He is looking for our help to work through that with him and Shady Grove.

Ed Arnold made a motion that we approve the bid for \$21,100.00 for the new station subject to bid review by Gary Radtke, with President Childress involved, as soon as possible. John Knoll seconded and all voted in favor.

Gary Radtke included the Shady Grove Grinder Pump bid for all to see. These are the new pumps which go into the grinder pump station.

The Board then moved to the Generator Bid. There was one bid received with 3 others unable to send a bid in timely. Gary Radtke recommended holding the bid and waiting to make a decision when we could have more bids.

The Agreement for Shady Grove for a 15yr. period to be reimbursed for any others who hook onto the remaining volume left in their sewer extension, was to be held and not presented to do minor changes.

Discussion was held about the 1996/97 Preliminary Engineering Report which included the future service areas designated. It clearly shows Shady Grove and Family Express in the Future Service Area of our District. Gallop was not shaded to be included there. However, The court Annexation for Shady Grove did include Gallop's property. Attorney Friedman the Board to make of record that Gallop is consistent with the rest of the area annexed.

Cheryl Reinhart made the motion that the amended agreement for the development of the Annexed Gallop property to be accepted by the district when final sewer construction is accepted. Ed Arnold seconded all voted in favor.

John Knoll made a motion for Shady Grove's sewer extension to be accepted when the construction is approved. Second by Jim Clarida, all voted in favor.

Gary Radtke presented the final bill for the Odor Control project on Genesis Dr., asking us to approve the payment at this time for \$4148.91. Cheryl Reinhart moved to make the payment, Jim Clarida seconded and all vote in favor.

We have received the parts the Odor Control people have provided to increase the aeration ability of their product. The bid to install these new parts was quite expensive and Gary recommends that we hold the parts and wait to do the install.

Bella Lago. The BZA has approved the permit for Bella Lago to move forward, but with consideration:

They must have approvals of several separate City entities including the City Fire Department and City Utilities. Mr. Radtke indicated he felt they made statements that were derogatory about the system : how it was put in, design flaws. Attorney Friedman again reminded that as well as the City working with us when the plans were formulated and approving them, Safeco came in and gave extra eyes on design and construction when the original Contractor Defaulted.

The water supply report is now done. There will be 4 options. The report will be ready next meeting.

1. Negotiate with the City and come to some agreement that can satisfy both.  
Best option.
2. Build our own system Suspect a 2 well and treatment construction plan at  
About 2 Million \$. Does not consider O/M afterward.
3. Water supply from other
4. Sell the system

If we do go with the City a 500,000. Gallon water tank is too big and other options should be investigated. Jim Clarida suggested we must allow for expansion.

Gary explained that we need to get the customers to understand what the problem is with the city. Ed Arnold reminded that we planned to have a plan for a water tower if we needed it. We did not promise one.

Mr. John English added that the plan for Bella Lago has been approved by the highest authority of approver: Homeland Security. But, still the locals denied. Everyone who talked against it said they liked the project, but then denied it as if they had reinvented the code to suit. Remonstrators included the Water Superintendent, City Fire Chief Snyder, Trustee Pierzakowski, Mr. Randy Novak. He has since that meeting, tried to request a meeting, but no one will return a contact with him. No printed variance papers have been given to them stating the considerations. Jim Clarida reminded him to watch the time limits so that the variances do not run out of time.

President Childress had a few comments:

WE must have a Resolution allowing the Financial Clerk to use a Debit Card for a limited number of purchases for the District. A Resolution "Resolution 2022-02" has been proposed today. Jim Clarida suggested that we have a top spending limit for the card of \$500.00 (Five hundred dollars). With that limit, Jim Clarida made the motion and Ed Arnold seconded All voted in favor.

Gary and President Childress had a meeting with Jon Constable from Hickman- Williams. He stated that there is a lot of confusion in the area. First some do not realize that the City Water Department is not the Water provider as they think of it. He does not understand Annexation. He would like to see meetings for information this month. People need to know where we stand and where we could go. President Childress replied his oft used comment: "we can dream up anything but is the money to be found?"

The Board will ultimately have to make the decision as to what is best for the customers. Jim Clarida said the meeting room is available. Most times if the Board would like to use it in the evenings. Shaw said this fall when the EDA grant is settled would be a good time for meetings.

Mark: We need 5 million for the water tower and wells if we are moving forward alone per Gary's pricing. More interest in meetings now is important so people know we are working on something.

Shaw Friedman said we are not at doomsday yet. Granted, the strong Positive rhetoric of years gone by is not there now Cheryl said right now is the time to have meetings. People are not seeing anything from us but much from the City.

Mark agreed to begin to make some contacts to set up informational meetings.

President Childress reported on the Exit conference with the Start Board of Accounts and that we expect to see the report from them in July. It is public information at that time.

Public Comment:

Mr. Jim Jablonski: He sold his first property at the beginning of the District and now is back and living in the Villas. We are having only one side of this seen and heard at this time. . All should have a chance to be heard.

Attorney Friedman asked about the Villas Meeting and the Comments made by the Fire Chief Water Super and Mayor. The question was asked of him about receiving the "study" that the City has supposedly had done by NEISS, but which has not been distributed even after several requests. Attorney Friedman was asked to speak to the City Attorney to see about the request to have contact with them on continuing our agreement.

Next meeting will be July 2, 2022

Motion to adjourn by Cheryl Reinhart, second by Ed Arnold, all voting in favor.

Respectfully submitted,

Susan E. Knoll, Financial Clerk