

Thirty Nine Orth Conservancy District
July 2, 2021
Board Meeting
In Person and Zoom

Board Present
Mark Childress
Cheryl Reinhart
John Knoll
Ed Arnold

Staff Present
Jeffrey Haw
Randy Strasser
Gary Radtke
Shaw Friedman (Zoom)

Public Present
Ken Ucho
John Parelli

The meeting was called to order by President Childress.

Minutes of the June Meeting were reviewed. Cheryl Reinhart moved to accept as written, Ed Arnold seconded and all voted in favor.

The Financial Report was reviewed. Clerk Knoll noted the increase in the balance in the Tax account was because the Spring tax draw has been sent. John Knoll Moved to accept the financial report, Cheryl Reinhart seconded and all voted in favor.

Bills for payment were presented. One bill was added at this time, (the bill for the Land lease to Omega Rail) and it is noted that many bills have not been received because it is so early in the month. Ed Arnold moved to pay bills as presented and if in normal ranges, Cheryl Reinhart seconded and all voted in favor.

Old Business Reports:

Attorney Friedman has not yet arrived.

Web Site report. While there is nothing new to report, the Website continues to be getting lots of hits by people who are showing interest in the area of the District.

Engineering:

Shady Grove; Gary Radtke:

Gary mentioned the email he sent out to all the past week. It was a short capsulation of the situation as it stands for the project. At this time, all approvals and Permits an in: INDOT and IDEM.

This is a new project, which has never been done in the District before in that we have no water source available from a public entity, and no meter in line of the refuse waste being sent through the CD system. We will have other such situations coming along in the future, so we need to get the measuring and billing of the refuse figured out correctly with this part of the project. Discussion was held on comparison of water service lines and sewer service lines, and questions on run time measurement of refuse. But in the end, no solution was found and we will continue to work through the final way billing will occur.

The Price for the generator from the two current bids was discussed: H&G bid \$43797.00 compete MacAllister bid \$38470.00 (perhaps without a concrete pad). Properties of generators were discussed, but no decisions were made. (Fuel was discussed and yes, there is natural gas available on the site in question).

Mr. Parelli discussed that the panel to be used has not been fully defined to him yet by the Sewer Department. Could we help with that information. It is to have the alarm system in it.

Discussion was held on the Connection Charge, use charge for Dollar General, and use charge for the Mobile Home park before it grows to full capacity (only 10 home at this time: 60 possible). M. Parilli asked if charges could be made via a use measurement (on the power side) until there are more units.

Discussion was held on water line size v. sewer line size. No complete answers were coming forth, just speculation. Discussion was brought up about the former agreements which guided additional hook-up to existing sewer lines (Family Express and Wash/Kelly). President Childress finally said that this does not fit the way our rules are set up, We need more time to explore a fair way to assess monthly bills. We need to make sure what is happening for the Walsh Kelly and Family express lines to help in making the decision.

Ed Arnold made a motion that we waive the connection Fee for the current Dollar General and Shady Grove Trailer Park at this time. Second by Cheryl Reinhart, all voting in favor.

As far as the Agreement on pay-back, Gary Radtke discussed that 90 days after the end of the construction an study is done on costs for construction of the project. At that time the numbers can be used to formulate a pay-back for any hooking on to the newly added sewer line.

Ed responded that as long as there is NO expense to the District to do any of the further connections, we can waive those connection fees or not. (4 lots and

manhole of Gallops yet to hook onto the new Shady Grove line. Gallops has not made a decision on his construction or fees at this time.

John Parilli needs the final on the electrical panel for both stations, can we help getting the information in a timely manner? Ed made a motion that Jeffrey Haw (VS Engineering for the District) contact the La Porte Sewer Dept. to expedite the needed information. Cheryl Reinhart seconded and all voted in favor.

Jeffrey Haw on Odor Control project. Jeffrey has the Bid ad in to the paper. Contacts there list all that gave any interest in the project. The project is set to read the Bids at 412 Perry St at 2 pm. on July 16, 2021. If there are more interested bidders who are not currently identified, it is possible to extend the bidding process time. To be Decided later. There is one last permit to allow us to replace 2 manholes in the City Right of Way that need to be secured yet (being done).

Bella Lago Project: Ed Arnold reported that they are still waiting on the State Health officials to review the plans for permit.

Attorney Friedman reported that we are still working on three fronts on finding money for the Water Tower Project: The EDA Loan, The Indiana Finance Department moneys, and the County Funds from the America Rescue Plan.

New Business:

Clerk Knoll reported the call from local resident Dave Shreve. He lives on Severs road, and the District Force Main line goes right by his house. His septic system was installed incorrectly, and has failed 3 times (in 3 years) and both the Health Department and Sewer Department suggested that he see if the District might be able to help his needs. Discussion ensued: Attorney Friedman urged that he retain counsel and see if he would be able to meet eligibility requirements and be annexed to the District, and at what cost. Engineers Haw and Radtke urged that he would need Engineering plans that could off-set the given highpressure of our line in order to not have back pressure forcing sewage onto his property, and the cost of that system. When he had these answers, the District might begin to look at any possibility of whether they could provide any service.

Clerk Knoll presented the proposed Resolution for The District to have Electronic Meetings in the future. The Resolution followed the guidelines set by the State Law for “after Covid-19” Meetings, and was patterned on the La Porte County Resolution. Ed Arnold moved to accept the Resolution 21-5 for holding Electronic Meetings of the District in the future. Cheryl seconded and all voted in favor.

Discussion was brought about the District Board seat for District 1, held by Scott Harris. Cheryl Reinhart has talked with Mr. Harris, who has indicated that his business is such that he does not have the time he thought he would have to be in the position. Attorney Friedman said that the seat could be vacated by Mr. Harris’ s resignation or Board Declaration of his vacation of the seat for non-attendance. Ed Arnold moved to declare the seat empty , second by Cheryl Reinhart, all voting in favor.

Cheryl Reinhart will make contact with the owner of AIM Water/ the Storage lockers at 2467 N. State Road 39 to see if there would be interest in the Board position.

Public Comment:

None

Move to adjourn by Cheryl Reinhart, second by John Knoll, all voting in favor.

Next meeting on August 6, 2021

Respectfully submitted,

Susan E. Knoll, Financial Clerk