

Thirty Nine North Conservancy District
December 4, 2021
Board Meeting
Minutes

In Person

Board Present
Mark Childress
Ed Arnold

Staff Present
Jeffrey Haw
Gary Radtke

Public Present
Ken Ucho
Brad Adamski; Att.
Monty Singh
Mr. Singh's Secty.

By Zoom Internet
Cheryl Reinhart

Shaw Friedman

John Peril

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

Minutes from the November meeting were reviewed. Motion to approve by Ed Arnold, Second by John Knoll All voting in favor.

The Financial report was reviewed. Motion to approve by John Knoll second by Ed Arnold, all voting in favor.

Bills for payment were reviewed. Clerk Knoll asked Jeffrey Haw about the billing for VS Engineering. There was discussion at the prior meeting that work for the construction part of the Odor Control Project would be done at no charge by VS since there has be a substantial overage on work done for the main project costs. Jeffrey said that the billing reflects work done with this in mind. All that is billed falls under the proper categories. The Board agreed to pay the bill as presented. Further discussion was held about having an adjusted budget item presented to the Board for work going forward. It was decided that we will not have an adjustment, but will look to the new year's renewal for adjustments in the work categories. Motion by John Knoll, second by Cheryl Reinhart, all voting in favor.

Old Business:

Shaw Friedman – Water Tower and ARP money request: The County Council will meet on the 13th of December and has said that their discussion will be on ARP money. Our Request is with the others made at the Listening meeting held by the County Commissioners, November 13. It has been one of those requests passed on to the Council. We need to communicate to the County Government how much we need their support on the project. It will benefit the County with increased safety for all existing landowners, and the ability for growth and increase the local tax base.

Jeffrey Haw – Odor Control At this time the project is complete and working except for the restoration which is to be done in the spring. There are two bills for changes which have been presented by Woodruff and Sons, which Jeffrey wishes the Board to act on:

1. There was in fact a change in size of the pipe used between the two manholes which needed to be replaced. This was probably changed by the City since the original construction, and has not be acknowledged to the District on any plans. The Contractor had to stop work and bore the access holes in the new manholes before they could continue work. The bill reflected the stop time of all workers on the job, as well as other variables concerned with the change from the plans. The Board discussed that we told the Contractor that we were not sure the plans were completely correct. Should there be an adjustment in the costs shown? Therefore, there is conditional agreement pending a discussion for reduction in the cost.
2. The second extra bill was in direct response to the need to move the connection pipes from the plan placement to a different location after actually seeing placement of underground existing pipes. The cost was for the longer pipe that was necessary to do the connection. Again the Board gave conditional agreement for the bill, pending a discussion of lowered cost by the Contractor.

The Board tabled approval of the change orders. Jeffrey Haw was given direction to approach the Contractor on this pricing and bring their reply to the Board.

President Childress asked Mr. Haw about the mow-ability of the site. Mr. Haw replied that the mound for the actual project apparatus is on a mound well within the 3/1 mowing rules.

When discussion is ended with the contractor, Mr. Haw will present the bill as one item.

Gary Radtke - Shady Grove Project - Mr. Radtke introduced Mr. Brad Adamski, Attorney; and his client Mr. Monty Singh. There have been discussions between Mr. Singh and Mr. John Parilli, Shady Grove Mobil Home Park owner, who are trying to make progress on final agreements for this sewer extension project to be complete.

Mr. Singh asks that as Singh properties are brought into the 39N Sewer use, it is with the same conditions that Shady Grove is having. He realizes that Shady Grove has known they will have a meter charge. Mr. Childress reminded that this project is for Shady Grove property and Singh Gas Station only. Gallonage has been set. Mr. Singh continued that he wants to have it clarified and for sure that he is getting the same as Shady Grove. He thinks that the Gas, Tobacco and one other property were to be in this. Has another plan been made? Mr. Childress said that the District is not involved in making the plan, it only has to be acceptable to the District so that the City will allow the project. The plan is private between the principles until it is turned over to the District upon completion and start up. Our system ends at the man-hole across from Gallops

Mr. Singh asked again for gallonage and clarification that no one else can get onto the system. Mr. Haw said that he will get the design gallonage and it is for them to divide.

The Development fee was discussed. Chery Reinhard asked if Mr. Singh/Gallops was to pay a development fee? Ed Arnold asked about Shady Grove's situation; Clerk Knoll replied that the District agreed that they would not charge the District half of the development fee, but would pay the ½ to the City if the City charged a fee. Ed Arnold made a motion to do likewise for Singh/Gallops as we get to that situation. Second by Cheryl Reinhart, all voting in favor.

As discussions went on President Childress discussed that the Generator must be in place when anyone moves forward. We can not start the

extension without the safety of the generator being fully operational in place. Mr. Radtke agreed and said he will have pricing available at the next meeting. He indicated that there is gas service available now.

Mr. Childress also expressed the need for the gravel driveway for access to the lift station to be in place. Again, it was noted that the driveway is part of the plans for the project.

Jeffrey Haw was asked by Cheryl Reinhart and Ed Arnold about the meter to be used by Dollar General to measure their use going into the sewer. Jeffrey replied that it should be the same as is read by the City so that they can read it for the measurement. Jeffrey told Mr. Radtke that he needs the meter in hand so he can make sure it fits the needs and plan.

New Business:

Meeting Dates for 2022: The Board discussed the dates listed on the agenda. They agree that we should have meetings on the First Friday of the month as listed, but change the following date: July 9th which is 2nd Friday to miss the 4th of July holiday.

Cheryl Reinhard reported that she conferred with Karl Cender about investments for the excess money of the District. She asked about Corporate CD's and Mr. Cender told her that they are not available as investments for Indiana Governmental entities. He did say that some entities are going to Credit Unions for higher interest rates. We can find the lists of Credit Unions which are pre-qualified for these investments by calling his office. Cheryl suggested we try this avenue. In her out of town absence, Clerk Knoll will work on this.

Public comment: None

Move to adjourn by Ed Arnold, second by John Knoll, all voting in favor.

Next meeting will be January 7, 2022

Merry Christmas to all

Respectfully submitted

Susan E. Knoll