

Thirty Nine North Conservancy District
Minutes of Board Meeting
July 6, 2022

Board Present

Staff Present

Public Present

Friedman	Mark Childress	Shaw
	John English	
	John Knoll	Gary Radtke
	Mrs. J. Rosario	
	Ed Arnold	
	Cheryl Reinhart	

By Zoom Internet

Jeffrey Haw

The Meeting was called to order by President Childress. The President led the Pledge to the flag

The roll was called

The Minutes from the June meeting were reviewed. Ed Arnold made a typographical error correction on page one and as corrected moved to approve as written. Cheryl Reinhart seconded, all voting in favor.

The Financial report was reviewed. Clerk Knoll noted that we have received the tax draw for Spring in the amount of \$59,098.82, which is included in the report today. Cheryl Reinhart moved to approve the financial report, Ed Arnold seconded and all voted in favor.

Bills for payment were reviewed. Ed Arnold moved to approve as printed and expected as a normal receipt, Cheryl Reinhart seconded and all voted in favor.

Old Business:

Attorney Shaw Friedman: We have received an negative reply to our EDA Grant application from the Chicago Regional Office. Attorney Friedman and Matt Reardon from the Economic Development Office are writing a reply to the Regional office asking for reasons why we were denied, and how monies were being used/allotted.

Additionally Mr. Friedman was in conference with Matt Morgan in Washington D.C and Matt Geramand in Indianapolis our contact Lobbyists from Barnhart and Thornberg, looking for review of the reply and any other means of financing through Federal or State avenue available.

Mr. Friedman noted that all mentioned above and the County Redevelopment Commission have time and money involved in the project. He will keep everyone apprised of his contacts going forward.

Engineer Gary Radtke

The water study is still not complete.

Shady Grove Project: There has been work done going forward in the last month with Paul, Mark and Gary to make sure all costs are accurately covered. At this time, the Districts are per agreement at \$21,000.00 for the base/vessel that is the new lift station. The pumps etc. are the responsibility of Shady Grove and are already paid to Payjay, Inc. That being know, Ed Arnold made a

Motion to accept the new lift station as proposed, Cheryl Reinhart seconded and all voted in favor .

Mr. Radtke relayed that Shady Grove is still optimistic about landing the Dollar General on one of the out lots. The discussions are ongoing.

Discussion continued regarding the Agreement drafted for the 15 year pay back to Shady Grave if others join the remaining service available in the newly installed sewer run. At this time there are several changes yet to fine tune regarding costs to be billed when an entity hooks on. Also the Certified cost of the project can not be added to the document until the project is completed. This will pertain to all the Shady Grove Home Court property and the extra out lots around the outside of it.

No contact has been made by Attorney Quinn for Mr. Shingh since the information requested was transferred to them. Attorney Friedman asked that in #4 Radtke Engineering replace the use of the title "District" with the word Area in the appropriate places. (So that the word District is not used for the two different references, and in every case.) Ed Arnold reminded that every future connection has to come to the Board to be (annexed) and approved. Mr. Radtke agreed to make changes and re-present next month. Mr. Radtke also discussed his billing which was for the February through May time period. He indicated that a new billing system is the cause for the tardiness, which will not continue. And, payment of the bill presented this month will have our account up to date as we move forward.

Discussion was held about the upcoming meeting called by the District and the Residents. Attorney Friedman made suggestions as to how Mr. Radtke could try to set his discussion. Using graphics, a sign board for illustrations, discussing the Legacy water run that comes off the service on the Conservancy side of our Pumping Station. A few words of question were discussed about the fact that the City says it will not serve those outside the City as their reason for non-renewal, and yet Legacy is outside the City. It does not make sense.

Bella Lago Mr. John English: Mr. English related that they are getting some political help and facilitation by others as they try to move forward. At this time they are doing a Private Fire Protection system for the project, using private hydrants serviced by the existing pond as the water source. This will be the source for the sprinkler system.

President Childress: The Public meeting went well and seemed positive in the feedback from it.

We need to do a follow-up letter with a mass mailing to everyone in the District.

It should discuss the EDA grant. We are working on a water tower report that is old Do we need a 3rd party to look at our system and discuss what we have good and bad, and what we need going forward. Our focus is from the pumphouse out. We need the cost of a study by a 3rd part. This should also include cost to have a future plan. Discussion continued among the group and it was then proposed as a motion by Cheryl Reinhart that VS Engineering, Jeffrey Haw representative, would do a cost for a study for existing infrastructure in place and a future plan as a future guidance document. Ed Arnold seconded and all voted in favor. President Childress asked Mr. Haw to please get started on the task and get back to Mr. Childress as soon as he can.

Attorney Friedman announced that there is a plan for a July 20 meeting with the City and the District to try to sit down to work together on the Water Service situation. President Childress said he will be calling on all when it is clear what the parameters are for attendance.

The next meeting will be on August 5, 2022

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

Respectfully submitted,

Susan E. Knoll, Financial Clerk