

Thirty Nine North Conservancy District
August Board Meeting
Minutes
August 5, 2022

Board Present
Mark Childress
Ed Arnold
Cheryl Reinhart
Jim Clarida

Staff Present
Shaw Friedman
Gary Radtke
John Knoll

Public Present
Jeffrey Haw
John Parelli
Rich Hale
John English
Don Misretta
Janice Misretta
George Baily

By Zoom connection

John Conway, Atty.
Mr. Singh
Karl Cender
John Stergil

The meeting was called to order by President Childress, who led us in the Pledge to the Flag. Clerk Knoll called the roll of all present.

Minutes for the July meeting were reviewed. Ed Arnold moved to accept as read, Cheryl Reinhart seconded and all voted in favor.

The Financial Report was reviewed. Cheryl Reinhart moved to accept, Jim Clarida seconded and all voted in favor.

Bills for payment were reviewed. Ed Arnold asked about the bill labeled "GIS": Reply that it is General Insurance Service for our Liability, Directors and Board and Workman's Comp policies. Cheryl Reinhard noted the initials SBOA, with no amount associated. Clerk Knoll reported that a bill was received from the State Board of Accounts which was for over \$3,000.00., for the just- finished 2017 to 2020 Audit. This bill is not to be paid by us, but has been sent to the County . Karl Cender indicated that the Bill should be paid through the use of The December tax funds. Ed Arnold moved to pay the bills as written and if in normal ranges when received. Cheryl Reinhart seconded and all voted in favor.

Old Business:

Shaw Friedman – Grant Work

We are currently working with the County Economic Development (Matt Reardin) on an effort for some determination regarding our EDA Gran submission. At this time he requested funds for the execution of the paperwork through the Freedom of Information Act, to determine how Northwest Indiana has been treated on EDA grants after our

Grant seemed to be summarily denied. The copying fee would be \$535.00. Cheryl Reinhart moved to fund this, Jim Clarida seconded and all voted in favor. WE will continue working with the Barns and Thornberg Lobbyists on all avenues for infrastructure money. Shortly, Attorney Friedman received a text amending the amount of the fees for the previously noted information. The fees will be \$504.00. At this time, Cheryl Reinhart moved to amend her original motion to the amount of \$504.00, second by Jim Clarida, and all voting in favor.

Attorney Friedman repeated that we will continue our efforts to negate the bickering and try to have working negotiations to find a resolution to continuing our association with the City for providing water to the District. Atty. Friedman also noted that the yearly Statutory deadline for Annexation is August 1, and to our knowledge, there has not been a petition submitted.

President Childress remarked that at the end of the meeting on July 20, The City made it clear that there is no solution except annexation or no service. Attorney Friedman again asked that the Board push cooperative attempts for resolution. Board member Reinhart reported that there seems to be a lot of support for annexation from the Villas and the Tiffany Woods residents.

Gary Radtke: Shady Grove

Mr. Radtke handed out the Agreement for Shady Grove to have a 15 year pay back as it has been done in the past to areas who are financed by one but others might hook on to.. The current document is revised in that all the items of verbiage to change the use of "District" and "area" so that there is not a misinterpretation of which factor is being discussed. Attorney Friedman, who asked for the changes, said he approved the document. Jim Clarida moved to approve the Agreement, Ed Arnold seconded and the Board will sign at the end of the meeting.

The Bids for the Generator for the Shady Grove Lift station were distributed. Only four bids were received, two lower bids, and two bids high as they were when submitted earlier. Mr. Radtke suggests the low bid by KB Electric would be the bid he would suggest the Board approves. It uses Natural gas for power President Childress asked about the KW size and the transfer switch In both cases Mr. Radtke said They were correct. The size should be fine for the lift station, and the transfer switch is automatic and part of the provided materials with the unit. The old (current) transfer switch will go to the Shady Grove unit and be used. Jim Clarida spoke for the KB Electric Co., as being known by himself as trustworthy to have the right sizing to what they provide. Jim Clarida also moved to accept the bid of \$1200.00 for one year of service on the new installation, Cheryl Reinhart seconded and all voted in favor.

Mr. Radtke gave a short discussion of what has been asked of him by the Singh Group who is still needing assistance toward getting a plan in place to have service for their property.

He listed 4 ways he can see to hook up. The discussion was halted at this time, so that a report from Jeffrey Haw could be given.

Jeffrey Haw: Jeffrey Haw, V/S Engineering distributed a first draft of a Scope of services for a water system study for the District. As he was handing this out, he said that the scope should not change as it has been studied as it was prepared. However, when he receives further information from a co-worker who has been dealing with health issues, he expects a lowering of his original \$46,000.00 projection of cost. This person is expected back in the next week back in the next week The revisions will be available next meeting.

Here are the areas of work to present in the report:

1. Field Services: Will cover all as-builts, City Maintenance and tests. Electronic models will be setup for verifying
2. Model of future conditions: The City will give data as requested. Spot checks . Prices for City based assistance not included
3. Analyze for pressure problems and stagnant water spots
4. Final report – hard copy and visual, then recommendations for changes.

There will not be considerations for chlorination, cleaning, does not speak to life without the City as the source of the water.

This should exist as a blind study to see what the actual system looks like. Will advise for the water tower needs, included.

Gary Radtke also replied to this report that he would review the information and get back to the Board with his recommendations next meeting.

Jeffrey Haw said timing is the matter which will resolve the questions left open in the report information. He expects that the changes will be a refined and a lowered price will be posted for the update next month.

Mr. John Conway, Legal Advisor to the Singh Corporation: Mr. Conway asked that the Board renew the discussion about our Engineer, Gary Radtke speaking with his client, Singh Petroleum

regarding options for hook up of sewer service to the 39N Conservancy District system. President Childress agreed that we have no problem with this, and Gary Radtke said he is acceptable to doing so.

President Childress opened the floor for the Board to Consider the Resolution 22-3 on Capital Assets. The State Board of Accounts has made 'Capital Asset Policy' a point of importance, and with our just finished Audit of 2017-2020, noticed us that we need to implement a plan. Cender/Dalton Municipal Consultants has provided us with the necessary document to do so. It outlines that though we will track all of our individual assets, our resolution focus will be on a low of materials at \$10,000.00 cost level. Assets at this level are depreciable on a yearly basis. Material assets acquired in the \$300.00 to \$9,999.00 range will be noted in a separate itemization. Motion to approve as presented by Ed Arnold, second by Cheryl Reinhart. All voting in favor.

Present Childress opened the discussion on the 2022 pay 2023 Budget we must set. At this time we see immediate items of the Generator for the Shady Grove Lift station and the new Lift station Base/Housing (less new pumps) to replace the aged and failing old station. The Budget for last year was \$150,000.00, With a levy of \$100,000.00. Ed Arnold noted that we have multiple projects and studies that are needed and part are underway so we should not lower the Budget. Cheryl Reinhart asked for more information on the projects and a short discussion was held on the two mentioned Projects and the need for the money in case other things come up to be repaired/replaced as Shady Grove project continues and is completed. Ed Arnold made a motion that we continue with a budget of \$150,000.00, but levy only for \$100,000.00, as there is currently money in the account which is available. Jim Clarida seconded and all voted in favor. Clerk Knoll Noted the Timetable for the rest of the procedure for the Budget is: the Public Hearing will be held at the September 2, 2022 meeting (see legal notice in Gateway or on the District Website before the meeting) and then the Adoption meeting will be at the October 7, 2022 meeting.

President Childress asked for Public Comment. Seeing none, he reminded of the September 2, 2022 meeting as the next meeting.

Cheryl Reinhart moved to adjourn, second by Jim Clarida, and all voted in favor.

Respectfully Submitted,

Susan E. Knoll, Financial Clerk