

Thirty-Nine North Conservancy District
Board Meeting
August 4, 2023

Board Present
Mark Childress
Ed Arnold
Jim Clarida
Cheryl Reinhart

Staff Present
Gary Radtke
Karl Cender
Shaw Friedman
John Knoll

Public Present
Rhonda Fancher
Lisa Pierzakowski
George Bailey
Janice & Don Mistretta
John English
Paul Przybylinski
Jason Atwood

Zoom Internet available.

Jeffrey Haw
+Various nonverbal attendees

The meeting was called to order by President Mark Childress, who led the pledge to the Flag. Clerk Knoll called the roll of the Board members (all present) and staff who were present.

The minutes from the July meeting were reviewed. Ed Arnold moved to approve the minutes, Cheryl Reinhart seconded, and all voted in favor.

The Financial report was reviewed, Cheryl Reinhart moved to approve as presented, Ed Arnold seconded, and all voted in favor. Bills for payment were presented. Cheryl Reinhart moved to approve the bills as written and as received if in normal range. Clerk Knoll reminded us that we have carried over the bill from VS Engineering until today and that it was for the final amount owed on the agreement for the Water Study. It will be included as written if we consider the Study work complete. Jim Clarida seconded all voted in favor.

Reports:

Attorney Friedman: Regarding the City response meeting. The city had rebuttal of the discussions that Karl Cender/ Cender Dalton Municipal Consultants put forth:

1. regarding the increase of 3 police officers. Seems excessive for price and number increase.
2. \$11.7 million price cost of improvements was not broken down and could not be sure it covers all parts of what that really will cost.
3. The Water department is a separate account for their budgeting. No way to see how they will pay for items.

Question by Jim Clarida: what recourse would the "district" have if the city does not do what they report at this time? Atty. Friedman: Litigation per individual establishment, if the district is dissolved, each property is on its own.

Discussion about a situation that happened in Michigan City: Michigan City had a 450 A. project that was thrust on them: Councilman Prezbylinski found out that there was no plan for any infrastructure being done except all by the City of Michigan City. In the end the proposal was turned back.

Further discussion was held about prospective grant sources continuing to be sought. The RDA has some interest in trying to provide service to the Mobile Home Park. The income level might be established as being in the range needed with the Mobile Home incomes.

With RDA/IFA teaming up to provide water service for the Mobile Home Park a water tower would be part of the agreement.

RDA seems ready to move forward. No proposals currently include Bonding.

Karl Cender: regarding the Public Hearing and Budget for 2024: At this time a Budget of \$150,000.00 is being considered with a Levy of \$100,000.00. Last year that was finalized at a rate of .25%. This year our Assessed Value has been raised by 7.5%, which should mean that the new rate will be slightly less than last year. Karl suggests that we keep moving through the Budget process by having a public hearing in September and schedule the adoption for October. We can reschedule the adoption any time until November 1, 2023, as we know better how the annexation question has been answered. Jim Clarida moved that the Board continue with that plan: September 1, 2023, will be the Public Hearing on the Budget for 2024. The Budget will be \$150,000.00 with a tax levy of \$100,000.00 the Adoption will follow before the November 1, 2023, deadline. Cheryl Reinhart seconded. All voted in favor.

Gary Radtke: Engineering:

Shady Grove Project cost letter with certified costs on the project is about ready. It is important so that Shady Grove can work to sell some of the property and have reimbursement on the space available for others to use sewer space in the project.

The Pumps are not yet complete in the project. They are 7 ½ HP pumps. The 3" sewer line to 39N lines have been coated with time and now Shady Grove needs to buy 10 HP pumps to make it work. In the end, Gallop will use the 7 ½ HP pumps for their hook up.

Ferguson will install all of these. Completion date: pumps were ordered but no delivery date has been given. Probably a couple of months. Everything is currently working on the old system. They will take out the old pumps and install the new and Shady Grove will store the old pumps until needed. Next month Radtke will bring plans to bring Shady Grove online. All the work is done if water comes in. The corner and more could expand.

Ed Arnold made a motion to approve the Cost Certification for the Shady Grove Project. Second by Jim Clarida, all voting in favor.

Mr. Bachelor, the homeowner on 300 N. who has asked for annexation for sewer services, has not come back with anything yet. Attorney Adamsky has not contacted Radtke's office

Jeffrey Haw: VS Engineering – Water Study

Jeffrey said that additional information was received, and comments were in the July 7, 2023, final report. The report has been accepted and is complete.

President Childress continued with discussion:

Pavey Excavating has fixed the relief valve that blew off over by Genesis Drive. The cause is still being investigated, but no overflow escaped, and it is repaired.

Ed Arnold asked that the water test box be protected by a bumper. It was damaged and replaced a year ago, and now the mowers are back and working very close to the new station. President Childress asked if Radtke Engineering could work on this. Gary agreed that they could. Ed Arnold moved that Radtke Engineering work up a bid for protection of the water test station at the edge of property at 4155 N. St Road 39, Cheryl Reinhart seconded, and all voted in favor.

Public Comment:

Paul Prezbylinski, Michigan City Council Member spoke about a situation in Michigan City. He said that a Parcel Plan is very important. It should address "How will you pay for what is proposed?"

He related that there was an annexation plan for 450 acres of land near Michigan City. It was presented with no information about who was to pay for any of the infrastructure. That left it all to the city to provide. Infrastructure is a big deal and should be the first thing to know about.

"Stick to your guns" to get this information before you enter into an agreement was his warning to us.

D. Mistretta related that the person who led the Civic Auditorium Meeting (City Planner Phillips) had led him to a table for information about how things would be paid for and he was told that the City and Council are responsible and they have not decided yet.

A short discussion followed about having a group/interlocal to stand for the whole should the District be dissolved by annexation.

Next meeting will be September 1, 2023.

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

Respectfully submitted,

Susan E. Knoll, Financial Clerk

The 39 North Conservancy District will hold their regular, in person, Board Meeting on Friday, October 6, 2023, at 8 AM at the IBEW Meeting Hall, 2751 N. State Road 39, La Porte, IN. Internet connections to the meeting are available at;

Join Zoom Meeting

[https://us02web.zoom.us/j/89944901456?](https://us02web.zoom.us/j/89944901456?pwd=NmlObEpRanE0OUUpPNmxYSDBwaDBoZz09)

[pwd=NmlObEpRanE0OUUpPNmxYSDBwaDBoZz09](https://us02web.zoom.us/j/89944901456?pwd=NmlObEpRanE0OUUpPNmxYSDBwaDBoZz09)

Meeting ID: 899 4490 1456

Passcode: 897793