

Thirty Nine North Conservancy District
Board Meeting
September 4, 2020
In person w/ Distancing at 2626 N. State Road 39
and by Zoom

Members Present
John Knoll
Mark Childress
Jim Laughlin
Ed Arnold

Staff Present
Shaw Friedman
Randy Strasser
Jeffrey Haw
Jerry Jackson

Public Present
Ken Ucho
John English - new

After a major Zoom problem, the meeting was called to order by President Knoll at About 8:15 (with apologies from Clerk Knoll)

Minutes from the August meeting were available for review. Jim Laughlin moved to accept as written, Ed Arnold seconded and all voted in favor.

The Financial Report was reviewed. Ed Arnold move to accept and Mark Childress seconded, all voted in favor.

The bills for payment were presented. There were no questions on the bills presented, and Jim Laughlin moved to pay bills as presented and any which are normal bills, which come in in a timely fashion. Mark second and all voted in favor.

President Knoll Opened the Public Hearing on the Budget.

A short explanation was given that the District is presenting a spending budget for \$100,000.00 for the projects to be done next year, but we are only asking for new funding of \$40,000.00 of that budget. Savings will take care of the remainder.

There were no questions on the figures by anyone. Ed Arnold moved to adopt the current plan which calls for a levy of \$40,000.00 and a full budget of \$100,000.00. Mark Childress seconded and all voted in favor.

Jim Laughlin moved to close the Public Hearing, Mark Childress seconded and all voted in favor.

The meeting continued with reports:

Jerry Jackson reported that the motor mounts on the one sewer lift station were not able to be repaired and new are on order. The old are sufficiently repaired for the short term until the repair can be made. Jeffrey Haw from V/S asked for clarification as to which of the two lift stations is involved in this repair, so that he can take that into consideration with the final planning of the Shady Grove project.

Mention was made that the SKATA project to update our electronic monitoring of the water pumping station has not begun yet. Ed Arnold moved to continue our support of the project and Jim Laughlin seconded, all voting in favor.

Attorney Shaw Friedman discussed the information that he has received from Krieg/DeVault regarding their work to assist in working on the Water Tower plan. They are talking to different State Money Sources on our behalf. Mary Jane Thomas

is working on the Federal Grant through the work of the Regional Development Corporation.

Mr. Friedman then discussed the bill which has come to us from Attorney Keith Beall. This billing is for "left over" hourly work from the second I & M Rate Case. While Mr. Beall knew that the District had authorized a cap of \$10,000.00 for all the combined work to present that case, his work in the end went over the cap and he had an outstanding balance of \$4296.00. This second case continuing with I & M did not end with any judgement being levied. Also, along the way, Attorney Beall closed his private practice and joined a large Indianapolis firm. Ed Arnold made a motion to offer a full settlement of \$2000.00 (Two thousand dollars). There was a call for discussion by Jim Laughlin. Discussion continued around the fact that we were all working for help with the water tower project, and there was much opposition to I & M's request for increase by very many entities. Therefore there was no settlement like last time. Attorney Friedman reminded that he is waiving the last fee he would have submitted, but he is asking for some consideration for Attorney Beall. Jim restated the motion to offer a flat \$2000.00 (two thousand dollars) for the end of the commitment, Mark Childers seconded and all voted in favor.

Website: Aradise Production has been working on a new Web address. So far it appears that 39North.com could be available, so that people would identify with our Name a little more easily.

Assisted Living project: Ed Arnold: Mr. Arnold introduced Mr. John English who is one of the Developers of the Assisted Living Project and also has become a resident of the District while the Project is underway. He will be at the next meeting.

V/S Engineering: Jeffrey Haw:

Shady Grove is seeing about resizing some of the pumps and other revisions. Will hopefully be done by next meeting with plans for the District to approve.

The Water Tower meeting was held with Randy Novak, Jerry Jackson, Todd Taylor, Randy Stasser, Jeffrey and Neise Engineering. Again discussion was centered around pipe sizing, and lack of our ability to provide high volumes of water in fire situations with the system as it is.

Discussion is to take place in the near future on the long term development issues between the City, County and 39 North. Also, Jeffrey, Gary and Randy are to meet with the City in the future to try to discuss some of the unclear items that have come up in the past few weeks.

Randy Strasser then spoke to the Board about OKRA Funding. The focus of OCRA funding is based around residential and lower income housing. The area North of the Toll Road would probably be a basis for that kind of funding. This area is in the Lake Michigan Impact Area.

A quick check has been done and finds a 50.7% low to moderate income level in the immediate Northerly area. A 51% level is needed. His question is whether or not wea

re interested in trying to start the process. We would have to do a full income study to get involved....and the 51% level would have to be certified.

There are 2 parts to the availability: a planning grant and a construction grant.

To get the bigger money, we would need an up to date water tower plan, and a plan to get water North of 20.

For the 3 projects it could be a \$90,000.00 grant but we would have to have a \$9000.00 match (plus a \$6,000.00 match to be able to submit for the construction phase).

Timing is premium. The Planning grant usually takes 4 months time but the Application needs to be in October 15th, 2020 to be in this round of grants. Awards would be in December of 2020. (The next opportunity is to start the process in the 2nd qtr. of 2021 and would lead to 2022 construction.)

Ed discussed that this is a minimum investment for possible assistance. He then made a motion to do up to \$5000.00 (Five thousand dollars) for an income survey immediately and that President Knoll has the authority to sign any contract for this work up to \$5000.00. Mark Childress seconded and voted in favor.

Jim Laughlin moved to adjourn, second by Mark Childress, all voting in favor.

Respectfully submitted,

Susan E. Knoll