

Thirty Nine North Conservancy District
Annual Meeting for February 2023
Follow-up to January 6th 2023 Committee Meeting
Regular February Board Meeting
February 11, 2023

IN PERSON ATTENDANCE:

Board	Staff	Public
Mark Childress	Karl Cender	John Knoll
Ed Arnold	Shaw Friedman	John English
Jim Clarida	Gary Radtke	Jaric Bachelor

By ZOOM Connection:

Cheryl Reinhart	Jeffrey Haw	Amanda Haverstock
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President Childress called the Annual meeting to order at 9:00. He then led the Pledge to the flag.

Clerk Knoll called the roll identifying all the Board, Staff and Public present in person and by Zoom.

President Childress then announced that no voting was needed because District 1 and 2 each had only one nominee. So Jim Clarida and Mark Childress are the Board representatives for their respective Districts. He also noted that there was no candidate for the District 3 opening. We need to appoint a Board member for that district as allowed.

President Childress then entertained a motion to retain all the previous officers. Jim Clarida moved the motion and Cheryl Reinhart seconded. All voted in favor. Attorney Friedman swore in the Board to uphold the laws of the State and Conservancy Districts to the Best of their abilities.

Selection of the Financial Clerk was included in the retention of previous officers. Cheryl Reinhart moved to keep the same \$20.00 per hour wage for the Financial Clerk. Ed Arnold seconded and all voted in favor.

Jim Clarida moved to have No Stipend for the Board attending the monthly Board Meetings. Ed Arnold seconded and all voted in favor. The Resolution to establish these salaries and wages (No. 2023-1) was set for signatures of the Board.

Check and business signers were retained. Ed Arnold and Cheryl Reinhart and Clerk Knoll are authorized signers. Two signers are needed. Motion by Ed Arnold, seconded by Jim Clarida all voting in favor.

We will continue the Audit procedure for our bank reconciliations. President Childress will continue to do the Audit. Cheryl Reinhard made the motion, Ed Arnold seconded and all voted in favor.

There was a new contract for the Office lease. The monthly rent will be \$25.00 more (to \$375.00 Monthly) for March 1, 2023 through February 28, 2024. Motion to approve by Jim Clarida, second by Ed Arnold and all voting in favor. President Childress will again file a conflict

of interest statement to acknowledge his relationship as part owner of Childress Holdings, LLC, which rents to the District and as Board Member of the Board of Directors. This will be filed with the SBOA.

Clerk Knoll asked permission to renew the Zoom Internet service using the Debit Card held by the District. Ed Arnold moved to approve, Cheryl Reinhart seconded and all voted in favor. It was noted that we do not have a credit card, and the Zoom account is the one use per year that is done with the debit card.

The Professional Staff was then appointed:

Legal Advisor: Friedman & Associates Contract reviewed by the Board with no questions. Motion by Jim Clarida to approve, second by Cheryl Reinhart, all voting in favor

Financial Advisor: Cender Dalton Municipal Consultants Contract reviewed by the Board with no questions. Motion to approve by Cheryl Reinhard, second by Ed Arnold, all voting in favor.

Engineering Advisor: Radtke engineering and Surveying Contract reviewed by board with not questions. Motion to approve by Ed Arnold second by Jim Clarida and all voting in favor.

Aradise Productions: Website and Marketing advisor is not due for renewal, but we can think about any additions or changes we need between now and August 1.

President Childress called the Investment meeting to order.

Clerk Knoll reported that last year there was one \$100,000.00 investment in a Certificate of Deposit, which began in 2021 and carried over until 3/24/22. At that time the original sum plus \$259.89 interest was deposited in the Sewer account (point of origin). With the interest Rates being so low, we have not reinvested in any CDS, but have relied on interest on our interest bearing checking accounts.

Cheryl Reinhart and Ed Arnold both asked that the rates be requested from Flagstar Bank and other banks than Horizon Bank to see if rates are more attractive. Ed Arnold move that results of such requests be reported at the next meeting for discussion.

A short discussion was held to outline what we know needs to be funded in the near future

- Gas line to generator on 39 N

- Generator to be installed by Shady Grove

- Barnes and Thornburg Billing for Water Tower Funding

- Water System Study by VS Engineering

After short discussion, Ed Arnold moved to close the Investment meeting. Cheryl Reinhart seconded and all voted in favor.

President asked if there were any further questions from the Board or by the Public. Seeing none, Ed Arnold move to close the Annual meeting, Cheryle Reinhart seconded and all voted in favor.

The February Meeting was called to order by President Childress.

The meeting was started with the old business of approving and ratifying business from January 7, when there was not a quorum to conduct business.

After the December minutes were reviewed, Ed Arnold moved to approve the minutes, Cheryl Reinhart second and all voted in favor.

The minutes of the January meeting were then reviewed. Cheryl Reinhart moved to accept, Ed Arnold seconded and all voted in favor.

The Financial report for December was reviewed and Cheryl Reinhart noted a difference in one of the ending balances. Clerk Knoll affirmed the correct balance and noted the needed correction on the balance sheet.

At that time the bills for December payment were ratified, Ed Arnold making the motion, Cheryl Reinhart seconding and all voting in favor.

The Financial report for January were reviewed. Ed Arnold moved to approve Jim Clarida seconded and all voted in favor. The Bills for February payment were presented, Ed Arnold made the motion, Jim Clarida seconded and all voted in favor.

Reports:

Attorney Friedman. Discussed the continued funding of Barnes and Thornburg and the County planner. At this time The USDA Water Grant, and HUD grants are in the fore-front of possibilities that have come up. Also, EPA Revolving Fund Loans . The Bi-Partisan Infrastructure Fund will have new funding soon to be released and Indiana is to get 8 Billion \$ in that distribution. He asked permission to contact Congressman Murrvan for assistance since much of our area is in his District. Jim Clarida moved to allow, Cheryl Reinhart seconded and all voted in favor.

Discussion was then held on the possible need for Co-Council if the City seeks to file annexation papers. Proper valuation and compensation are essential. We need a plan to move forward.

Many Annexations are highly contested. It would be much more productive to find amicable resolution rather than pit the two sides against each other. There are currently several bills moving through our legislature. One even seeks to remove a Municipalities' ability to annex. The Conservancy has urged negotiation where the City has not seen to consider any negotiations at all. Some of the work for an annexation for 2023 would require their paperwork to be done with an October 1, 2023 deadline.

Jeffrey Haw. Discussing work on the Water Study: They have completed the Model and are starting to run data. Gary has given them data on flows. They still need 7 days of over 32 degrees to do remaining flow tests to finalize the analysis

Gary Radtke

Jaric Bachelor at 1835 300 North They have a failed septic and want to connect to the lift station /sewer connection on 300 N. Need finalization of what to do in which order to make this a full application for approval.

Gary suggested that he contact Joe Golec from Tiffany Wood who spoke to an earlier meeting. He might still be interested and share the Legal Annexation into the District and make

it easier for both. Mr. Bachelor said the high water floods the sewer field. He will continue with his plan and application.

Gary said the Board will need to consider whether they should install pump to move the effluent to the main line of the system, or continue to pump and haul. It is an evaluation for after the project is done. The District will also need to consider that they have a requirement to use District water for the sewer, with this project.

Gary then discussed water volumes that he found while doing the survey for the VS Water Study. He believes that City does not read the meters and more and they go electronically to the S.B. billing company. We do not get individual flows for bills. Since we pay for the billing, we should be able to have that information also.

Should we persist with the question of the NIESS report being shared because it is not speculative but is tax payer paid? Ed: re- approach the City and be ready to go to Indianapolis for a decision if it is or not public information.

At this time Gary finds the June, July Aug, and Sept '22 not fluctuating as the District flow is. Are they reading / adjusting the bill correctly?

Discussion on the mobile Home Park with the Indiana Finance Authority

There are 3 choices Continue to do water service themselves (not working so far)

Connect with 39 N connection Connect with 39 N as a separate water entity

The key is the financing, but the IFA seems to be very interested in the project

Figures the water tower max size needed for just the CD would be 200,000. Gal, the AWA is only listing a 100,000 gal need for the same. The current suggested price is \$6. Million for the whole project.....

Karl Cender did suggest there are some new Financial requirements for many of the Programs that are under the State Fundings. One is an Asset Management Study which includes Engineering and Accounting with a 20 year future projection.

Again the recommendation is to go to the table instead of going to war. Find a working point. Having the VS study in place may show we are working on things.

Gary concluded with the schedule for Shady Grove final items:

The Generator should be install in Mid March. There is no Grinder pump installed yet at Shady Grove or 800' of connecting pipe.

Karl Cender

The A(annual) F(financial) R (report)k is being done at this time and will be uploaded to The Gateway Portal online by 2/28/23

President Childress had no personal comments, but these items for consideration:

Dates for the 2023 year were listed for the Board to Approve. After looking at the dates

Listed, Ed Arnold move to approve all dates after making a change to the July meeting date - to July 14, 2023 - so that it did not interfere with the 4th of July Holiday. The corrected dates will be published at the end of these minutes

Cheryl Reinhart commented that it is hard to hear some of the conversations during the meeting because of the size and acoustics of the room. Ed Arnold move and Jim Clarida seconded that a separate microphone be purchased to improve clarity.

The next meeting will be Friday, March 3, 2023 at 8:00 AM

Public Questions? None

Move to adjourn by Ed Arnold, second by Jim Clarida All voting in favor.

Respectfully submitted,

Susan E. Knoll
Financial Clerk

2023 Meeting Dates

March 3, 2023

June 2, 2023

September 1, 2023

December 1, 2023

April 7, 2023

July 14, 2023

October 6, 2023

January 5, 2024

May 5, 2023

August 4, 2023

November 3, 2023

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