

**EAST SHORE CONSERVANCY DISTRICT**  
**MINUTES: ANNUAL MEETING**  
**February 8, 2024, 1 p.m.**  
**Culver Union Township Library/Zoom**

**CALL TO ORDER OF ANNUAL MEETING:** ESCD Chairman Fritz Steck announced that the meeting was being conducted in accordance with Indiana's Open-Door law and that the agenda had been posted and that a quorum was present.

**OPEN ANNUAL MEETING:** Chairman Fritz opened the meeting at 1 p.m. Attending in person was Fritz Steck, Chairman. Peter Cleveland, Jim Bremner, and Vice Chairman, Brad Wilson attended online via Zoom. Steve Carter (Krohn & Associates) and Ginny Munroe were also present.

**ELECTION OF AREA 3 AND AREA 4 REPRESENTATIVES:** Chairman Fritz explained that the search for area representatives was conducted according to the Indiana Code in the fall of 2023. Only one freeholder for each District Area submitted qualifying petitions before the December 1, 2023 deadline. Fritz announced that the following have been elected to new four-year terms:

**William F. Steck II as Board Representative of Area 3 (2/2024-2/2028)**

**Brian Welch as Board Representative for Area 4 (2/2024-2/2028)**

**MINUTES OF 2/9/2023 ANNUAL MEETING:** Fritz said minutes were circulated. Jim Bremner motioned to approve the 2/9/2023 annual meeting minutes. Brad Wilson seconded the motion. The motion passed 4-0.

**SUMMARY OF ACTIVITY FOR 2023:** Chairman Fritz Steck gave an annual report of the activity of 2023. He said it was a good year for the District. He said they had connected everyone to the District they had planned to get connected except for one household (he pointed out that Mr. Kurt Neubauer was in attendance at the meeting). He said he was sure they would be hooked on to the system soon and in this calendar year. Mr. Neubauer acknowledged that this would be the case.

Fritz explained that there was one minor issue in November of 2023, which was a small break in the main line that had a hole. It created some minor seepage that was contained quickly and mitigated. There was no action required by IDEM. It was assumed he said that construction traffic next door may have been the cause.

He said we also addressed an issue in our lift station issue with caking in the wet well that had occurred, which made it hard for the floats to rise and fall as they should. He said that we addressed this with a solution, an aerator in the wet wells that should prevent the caking and coagulation. He believes that this may, over the course of time, forego the Bioxide solution.

Fritz said that INDOT has notified the District that they are doing drainage work along SR 10 (East Shore Drive to SR 17). He said they are replacing some culverts under the road, which will require excavation. They are looking at our line under their project. They wanted to remove two of the covers that keep the line from freezing in low activity. Fritz said he and Mark Sullivan met with INDOT's engineer. They could not come up with a solution that would be acceptable. Mark found an insulation board. Mark has required a specification for it and has asked INDOT to use this to protect our line when they are doing

their work. Pete asked if it was at their expense. Fritz said yes it would be and that it was sent with specific instruction.

Fritz explained that Kathy had moved to North Carolina and has remained a valuable asset. He said that Ginny Munroe would be coming in as Manager and he was excited about this. The Board members thanked Ginny for joining.

Fritz asked if anyone had any additional highlights to share.

**FINACIAL REPORT:** Steve Carter of Krohn & Associates reported for the annual year. Steve highlighted some of the financials in the distributed report, such as:

Receipts: \$179,417  
SBA Fees: \$43,231  
Operating Disbursements: \$264,964  
Interest Income: \$3,000  
EBA Fees: \$92,862

Steve also discussed the accelerated bond principal payment, the bond balances, and fund balances (escrow, improvement). He explained that the additional principal payments would mean the new bond and principal payment would be around \$80,000. He also let the Board know that he received confirmation from SRF that they received the payments, and he forwarded copies of the confirmation to Jim and Ginny. Jim Bremner added that the District had paid about \$700,000 of the bond already. Pete acknowledged that this was a good thing and asked Steve if we would eventually need to operate at a net break even point instead of an operating deficit. Steve explained that yes, this would be the case because right now, the District relies on the user fees and SBA to maintain operations. He did point out that the District had equipment purchases they would not always need to make and that eventually, they might be able to operate with the SBA. Jim said he expects with everyone hooked up and paying user fees, we would see improvement in this.

Fritz asked about the improvement fund. Steve said that Section 8 of the report he distributed explains how to request funds from the Improvement fund. Jim explained that you have to make a request. Steve added that he thinks of the improvement funds as a way to give the District a reserve fund. He said if there is a lag in SBA or EBA fees coming in, you would have this cushion in case you needed it to make your payment. Jim said that we reduced SBA fees (Steve said it was about \$40,000).

Fritz then said that concluded the annual meeting. Jim motioned to adjourn the annual meeting. Pete seconded the motion. Motion passed 4-0.