

**EAST SHORE CONSERVANCY DISTRICT
MINUTES: REGULAR MEETING
DECEMBER 28, 2023, 11 a.m.
ONLINE ZOOM ONLY**

CALL TO ORDER: 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 REGULAR MEETING: Fritz opened the meeting at 11:01 a.m. Attending online were Fritz Steck, Chairman, Brian Welch, Board Secretary, Peter Cleveland, Jim Bremner, and Vice Chairman, Brad Wilson. Steve Carter (Krohn & Associates) and Ginny Munroe were also present.

NEW BUSINESS:

- A. Sewer Breach** – Fritz Steck gave a recap of the sewer breach that occurred about two months ago at the Welch residence just south of the clubhouse. Fritz said they found a hole in the saddle that was probably caused by a rock. The breach was minor and cleaned up on site. It was mitigated. Ginny filed a report with IDEM, who did not respond with any requirements.

OLD BUSINESS:

- A. Installations** – Fritz said that as of that week, Jason Young reporting reaching the Conservancy's goal to have everyone's installation completed by end of the year. The only property not hooked up is the Neubauer residence because there is too much going on with construction on the lot. Fritz said he talked Kurt Neubauer and asked if he believed they could have their installation done by March and Kurt said he felt that was possible. Fritz asked if anyone had any objection to waiting and not imposing a fee and no one had an objection.
- B. Disposal Field** – Fritz asked if Shawn Reed had submitted a memo. Ginny said he had not submitted the Board a memo to date. Ginny said she would check in with Shawn and ask that he prepare the memo for the next meeting or update the Board. Fritz said the Neubauers and Jim Sturman were interested in that property and they would look further into the topic of selling the field in 2024.

REPORTS

Minutes were presented from the regular meeting held on October 6, 2023 at the Culver Library. The minutes were reviewed. Brian explained there were two changes he suggested to Ginny (who made the changes) and a motion was made by Brian Welch and seconded by Jim Bremner to approve the minutes with amendments. Motion approved unanimously.

Financial Reports were presented by Steve Carter who covered financials through November 30, 2024 for a total balance in funds of \$113,532.53, with receipts for November at \$8,545, including disbursements at \$27,730. Steve reported interest income at \$113, an early EBA payment of \$10,850. Steve also presented fund balances through November 30. Steve also said that we have the SBA and EBA funds disbursed by the County auditor on December 26th. The SBA received

\$15,343.82 from the auditor giving that fund a balance of \$60,264.20. The sinking fund stayed the same at \$10, but Steve explained that after the meeting, he and Ginny will deposit the funds received by making a deposit into the First National Escrow account and transferring it to the BONY account so the bond payment could be made on January 1, 2024. We received \$33,499.26 from the auditor, and that is what will get wired to the BONY sinking fund to make the bond payment. Jim asked if they will calculate the new payment based on the reduction and based on the one prepaid payment. Steve said that yes, that would happen. He said the Bond payment amount currently is \$67,236.13, but annually we also pay about \$12,000 in interest (paid in July). Steve said it will be slightly lower in 2024 because what is in the escrow account will get added to pay down the principle and that is a little over \$13,000. We will get a re-amortization from IFA, which will lower the payment. Pete asked what the principle balance is, and Steve reported that it is \$1,258,650. Steve explained that a principle payment will be made, bringing the balance to approximately \$1,190,000. Jim noted that ESCD's original balance started around \$1.8 million.

Fritz asked if we could withdraw from the improvement fund to be reimbursed for the wet well wizard equipment and labor. Jim said he thought if we make that request, it will likely get approved. The approximate cost of the wizard and the installation will come in around \$14,000.

Brian asked if Steve included a cash receipts and disbursements line in the report and where the the SBA fees were in those. Steve explained in the report where to look and reviewed those numbers with the Board.

Jim moved to accept the Financial Report. Brian seconded the motion. Motion passed unanimously.

Claims Register: Ginny and Steve presented the claims register for the period of **10/3/23 – 12/28/23** for the Board's approval. Ginny explained that the total claims include claims Steve and Ginny would be paying and mailing after the meeting. The total amount of the claims is \$53,812.15.

Ginny explained that the Culver utility bill has a 15-cent difference between the bill and the ACH that was withdrawn, so Ginny said she used the actual amount paid out. Ginny is confirming with Karen Heim that the 15 cents is an ACH fee.

Ginny also explained that we are doing claims differently so that Steve can write checks and Ginny signs them. They have been able to work on the schedule for meeting. Ginny said there may come a time when Jim or Fritz may have to sign a check if she is out of town, but so far that hasn't been a problem. Ginny feels it is going smoothly. Pete asked when the Synch transaction will take place. Ginny said she will put it on the next claims report. Ginny asked if the SBA/EBA should be treated as a claim. Steve said we should go ahead and add them to the claims on the next report. Steve feels this will make it cleaner. Ginny asked the Board to accept the claims with an amendment. Steve said it was okay to add it next month since it's taking place today. Ginny said she will put "Transfer" in the memo line.

Jim motioned to approve the transfer of the \$33,499.26 for the EBA payment. Brad seconded. Motion passed unanimously.

Brian motioned to approve the claims. Pete seconded. Motion passed unanimously.

Administration Report: Brian pointed out with humor that freeloader had to be changed to freeholder. Ginny explained that she received a call about drainage from another property and he wondered if he could redirect his drain into our collection system. Ginny said she told the homeowner not to do that as directing water into the collection system would increase the volume that goes to the Town. Ginny wondered if they need to educate people about not directing water into the collection system. Fritz said he doesn't think we get that call very often, but he did note that he receives calls from people outside of the district who would like to connect. Fritz explains to them the cost involved in redrawing the district lines, the legal fees, and so on, so it could get into six-figure costs, which usually ends some of the conversations about connecting. Fritz said we are already using about 144 of their connections and they would have to go back to the town if they go over the allowed number of connections.

Brian asked if the development on the south end of town is going forward. Ginny said that as of now it is going through. Ginny said there will still be hearings on it, but that so far it is moving forward, but they would need to get the TIF area set up before they could finance it. She also said the developer's agreement with the town is still being worked out. She explained that capacity wise, the Town has capacity to do far more than the builder is planning, but that if another large development came to town, it would get trickier. Even with the development, the town won't be at capacity. Pete asked if they would be incorporated into the South-West Conservancy District. She explained that no, this development is already part of the Town and there are utilities at the south end where they will connect to the Town. Pete asked about a private system off of Eash Shore and Fritz said it was a mound system. Pete said that the low the Distract has not been able to give the Thews and their low properties good news, but he hopes they will work out a solution that environmentally protects the lake. Fritz believes there is enough ground to take care of the cabins on that property with their own system. Pete said that conveying our experience to them and encouraging them would be ideal.

The report was unanimously approved.

OTHER BUSINESS NOT ON THE AGENDA

INDOT culvert project: Fritz said he was in conversations with INDOT and Mark Sullivan from Midwester (the District's engineer). INDOT wants to improve three culverts on SR 10. Because it will impact on the ESCD system, Fritz and Mark need to stay in conversation with INDOT's engineers to reinforce that ESCD needs 4 feet of ground cover for its system. Fritz said he will keep the board advised on those conversations and potential outcomes.

Annual meeting: Fritz said he will be asking for options for meeting in February for the annual meeting. Fritz asked if someone could be in Culver during the meeting time and then asked if everyone could send him notes on schedule and where they would be.

PUBLIC COMMENTS

Fritz asked for public comments. Mr. Sturman wished everyone a happy new year and then inquired about the disposal land around the lift station on 18b Road. He asked if it would be available for purchase and expressed that he would be interested in purchasing it. He said he was willing to get a formal appraisal so that he and the Board would know what it was worth. Fritz explained that we have

talked to a realtor and asked for an informal report. He said that throughout the year, we'll move the topic to the front burner once we get more facts. Jim said he doesn't mind "hanging in there" and attending meetings to see how it goes. There were no other comments.

Brian made a motion to adjourn. Pete seconded. Motion passed unanimously.

Brian Welch, Board Secretary

Ginny Munroe, acting secretary to the ESCD Board

2/8/2024