

**EAST SHORE CONSERVANCY DISTRICT**  
**MINUTES: PUBLIC INPUT SESSION**  
**SEPTEMBER 6, 2024, 11:30 a.m.**  
**Culver Union Township Library/Zoom**

**OPEN MEETING:** Chairman Fritz opened the public input meeting at approximately 11:35 a.m. Attending in person were Fritz Steck, Brian Welch, and Jim Bremner. Pete Cleveland attended via the online Zoom session. Bradley Wilson was absent. Ginny Munroe was present in the room and attorney David McGimpsey was present online via the Zoom session.

**Participants:** Several of the people in attendance signed a sign-in sheet. Some participants attended via the online Zoom session (Richard Baxter, Andy Burns, Sally Peacock, Jim Sturman, Linda Whitton, Tony Williams, and Mark Levett). Several participants live outside of the District and some participants live within the District boundaries.

**Purpose of the Meeting:** Board members explained the purpose of the meeting was to gather input regarding the potential sale of the disposal field. The Board made the following points:

- The District owns almost 13 acres of land, some of which is used by the District and will be retained by the District. Board members reviewed the property via a picture of the survey of the land.
- Board members provided a description of the current condition of the land (the empty tanks, those tanks filled with sand, the Marshall County Health Department clean bill of health, and other details about the lift station and equipment that is used).
- Board members explained that the Board is governed by statute and that there is a process for selling land, which will include a survey, appraisals, a resolution, and a public hearing. They explained their responsibility in considering the sale.
- The Board explained that the key reason members are considering a potential sale of some of the land is to create a reserve account for future potential emergencies and/or repairs. The Board is responsible for the system and the assets of the system. With only a \$40,000 reserve, the Board is concerned about the District's liability for the system and its capacity to make repairs or handle an environmental emergency.
- The Board is responsible for making any decisions about the sale of the land, but the Board would like to collect input.

**Participant Input:** Participants (in person and online) offered input to the Board. Following are the key points participants made:

- Some of the participants who live outside of the District boundaries but near the site expressed that they would like the land to be preserved as it is today (without any kind of development or building on it).
- Local farmers expressed concerns with what might be built if it is sold.
- Some of the participants thought it best for the District to maintain ownership of the land and find other ways to increase the reserves (some suggested increasing the special benefits assessment). The general overriding theme was that once you sell the land, it is gone and cannot be used in the future.

- Some participants suggested that the District ensure they control how the land can be used and to ensure it is preserved as green space. Suggestions said that this could possibly be done through rezoning, replatting, and the final agreement.
- Other suggestions included developing a mission to determine how the Board should approach decisions; run projections on the finances to understand better what you may need for reserves; ensure transparency when handling the sales process; consider the historical implications of the land and its importance as a green corridor and find a collaborative way to maintain the property's value as a green space and historical piece of property.
- Lake Maxinkuckee Environmental Council representatives (Chris Kline and Adam Thada) shared that they have a conservation Foundation Land Trust that could be potentially used to purchase the land for conservation. They explained that the Foundation was set up to protect land and the lake and they wanted the Board to know that they could potentially be an option for the purchase of the land.
- Tony Williams (lives in the District next to the land) expressed interest in purchasing the land to keep it as green space.
- Some participants expressed support for the sale of the land as long as the Board had some say or control about how it could be used.

Brian Welch, Board Secretary

Ginny Munroe, acting secretary to the ESCD Board