

**EAST SHORE CONSERVANCY DISTRICT
REGULAR MEETING MINUTES 6/20/2025
CULVER PUBLIC LIBRARY**

Present: Chairman Fritz Steck, Brian Welch, Jim Bremner, and Pete Cleveland were present in the room, and Bradley Wilson was in attendance online via Zoom. Steve Carter (Krohn & Associates) and Ginny Munroe were also present.

CALL TO ORDER: The meeting began at approximately 10:30 a.m.

Minutes

Annual Meeting minutes from February 21, 2025: Brian Welch motioned to approve of the minutes. Jim Bremner seconded the motion. The motion passed 5 to 0.

Regular Meeting Minutes from February 21, 2025: Jim Bremner motioned to approve of the minutes. Fritz Steck seconded the motion. The motion passed 5 to 0.

Claims

Ginny presented the claims. She also explained that she received an invoice for the Crowe audit. She previously contacted the County to ensure they had not received and paid the invoice because the invoice she received said that it could be taken from the EBA disbursement. She discovered that the County had not paid it. **Brian made a motion to approve of paying the audit invoice if it had not been taken from the EBA. Fritz seconded the motion. The motion passed 5 to 0.**

Ginny presented the expenses from last year's repairs with Thomas as well as the USIC costs for 2024. After discussion of the USIC increase in costs and the challenges of working with USIC, Ginny said she would talk to Bob Porter and Thomas about the potential to have the Town or Thomas possibly do the locate servicing in 2026.

Brian motioned to approve the claims. Jim seconded the motion. The motion passed 5 to 0.

Admin Report

Ginny presented the following topics:

- **EBA Transfer:** The County has not made the disbursement yet, but per their approval at the previous meeting, she would make the transfer as soon as it was done.
- **2114 East Shore Therapy Pool:** Steve Gorski confirmed that the BZA application for this project was pulled and not rescheduled for a hearing.
- **Audit:** The audit invoice was covered under the Claims report.

- **Budget:** Steve and Ginny will prepare a budget for the next meeting. The dates for the budget review, public hearing, and adoption need to be given to the SBOA rep. Ginny will notify the Board of the following dates:
 - August 29: Regular meeting that includes Budget review
 - September 19: Public Hearing
 - October 17: Adoption

Brian motioned to accept the report. Pete Cleveland seconded the motion. The motion passed 5 to 0.

Financials: Steve Carter presented the financials, reviewing the receipts, operating expenses, interest income, bond payment in January, and ending balance. The Board briefly discussed revenue, the SBA, locate fees, the outstanding bond balance, and considerations for 2026.

Jim motioned to accept the financials. Pete seconded the motion. The motion passed 5 to 0.

Old Business

- **Disposal Field Update**

Pete summarized the procedure the Board undertook regarding the sale of the disposal field, starting with a public input meeting. He covered the following:

- The land has been surveyed. The survey shows two lots, lot 1 is for access to the District's equipment. Lot 2 is on the west end. Lot 2 is the portion that would be sold with specific restrictions and requirements.
- The Board is drafting a notice for bids, which will be published by the end of July.
- The Board has engaged two appraisers.
- The final date for bids would be August 27th. The Board will review the bids before at the August 29 meeting.
- The Board would determine if it wanted to accept one of the bids and then engage in a sales agreement with the successful bidder.

Brian asked if the appraisers would complete their work by mid July. Both Pete and Fritz acknowledged this would be the case. Audience member Chris Kline asked if there would be a Phase 1 with the appraisals. Pete explained that they could be dissatisfied with Phase 1 and then could change the terms or reject all bids.

Other Business Not on the Agenda: There was no business presented that was not on the agenda.

Public Comments

An audience member asked if the Board could control what the buyer can do with the property. Pete explained that yes, the Board can include in the notice how they might prohibit or limit development on the land. He explained that the Board's notice would be informed by the public meeting at which several people objected to property improvements and development.

The Board further discussed the notice and the length of time to allow the bid period, deciding on August 14 as a starting date and August 27 as the end date for bidding. Dave McGimpsey requested that the notice allow mail and hand delivery of bids. Ginny said she would schedule to be home on the 27th, the deadline date, for those submitting on the last day of the bidding period.

Adjournment: Brian motioned to adjourn. Jim seconded the motion. The motion passed 5 to 0.