

**EAST SHORE CONSERVANCY DISTRICT
REGULAR MEETING MINUTES 7/3/2026
Lake Maxinkuckee Country Club**

Present: Chairman Fritz Steck was present in the room along with Brian Welch and Pete Cleveland. Jim Bremner, and Bradley Wilson were absent. Ginny Munroe was also present.

CALL TO ORDER: The meeting began at approximately 10:40 a.m.

Chairman Fritz Steck explained that because they did not have 2 or more people in the room at the previous meeting, they called this meeting, which was advertised and published to the membership per Indiana code.

Minutes/Claims/Financial Report/Admin Report

Brian Welch moved to approve the minutes, claims, financial reports, and admin report per the earlier review of these documents at the June 19 meeting. Pete Cleveland seconded the motion. The motion passed 3 to 0.

NEW BUSINESS

Addition of a Parcel to the District Boundaries: Fritz explained that Loyal Wilson had petitioned the District to add his property at 2255 East Shore Drive to the District boundaries. The Board members and Ginny explained to Mr. Wilson that the Board would need to draft a resolution and agreement between the District and Loyal. These would be voted on at a future meeting. Pete suggested that they add it to the meeting agenda for the July 31 meeting when they had already scheduled a pre-bid meeting for the sale of the disposal field land. As part of the agreement, Fritz explained that the capital cost for Mr. Wilson would include the original East Shore Corp capital cost in addition to the EBA original cost for a total of \$21,400. This would be part of the agreement.

After discussion with Mr. Wilson about the process that would be necessary to add a parcel to the District, **Fritz motioned to approve moving forward with the process by accepting Loyal's petition to add his property. Brian seconded the motion. The motion passed 3 to 0.**

OLD BUSINESS

Disposal Field: Pete Cleveland explained that the Notice Request for Bids would be published on either August 7th or 8th and that it would appear in both the Culver Citizen and the Pilot News. He summarized the notice to bid for the sale of the disposal field, covering the details of the notice as well as the deadlines. Pete emphasized that a bid form will be an exhibit to the notice and would allow a potential bidder to describe the project they planned to develop. He said it

would be non-binding and that the purchase agreement would work out details during a due diligence period.

Freeholder member Katie Lewallan asked if there was a reason there was a maximum size requirement when some of the earlier public input had requested it be kept in its natural state. She wondered how it got to a point of including some development. Fritz explained that though they had received input, some of that input came from people who are not members of the district. Pete emphasized that if someone steps forward with a description or definition of what they want to do and the Board is okay with it, they would move forward. Brian added that the market reaction to the previous notice for bids prohibiting any development didn't work for potential bidders. Getting to this point of the process allows the Board to have a conversation with potential bidders. Katie asked if anyone had asked to be a buyer. Board members said that some people have shown interest in limited residential and possibly conservation. Pete said that a limited resident development would potentially encourage higher bids.

Pete motioned to approve publishing the bid notice and form. Fritz seconded the motion. The motion passed 3 to 0.

BUSINESS NOT ON THE AGENDA

Ginny updated the Board about the Fairchild property and the Plan Commission hearing on it.

PUBLIC INPUT

Mr. Wilson thanked the Board and Ginny for accepting his petition to be added to the District. He said he would remain after to get an understanding of next steps.

ADJOURNMENT

Brian motioned to adjourn the meeting. Fritz seconded the motion. The motion passed 3 to 0.