

**EAST SHORE CONSERVANCY DISTRICT
REGULAR MEETING MINUTES 7/31/2026
Culver Town Library**

Present: Chairman Fritz Steck was present in the room along with Brian Welch and Jim Bremner. Pete Cleveland and Bradley Wilson were present online. Ginny Munroe was also present. Mr. Loyal Wilson was also present. Mr. Tony Williams was present online.

CALL TO ORDER: The meeting started at approximately 10:45 a.m.

Chairman Fritz Steck explained that the meeting had been advertised per Indiana code.

OLD 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. He said that he had talked to the engineer and determined that adding Mr. Wilson's property would not exceed the capacity of what the sewer line could handle. He noted that Mr. Wilson had signed the Exhibit 1 Agreement referenced by the Resolution. This agreement requires Mr. Wilson to pay for the capital cost (\$21,400) of hooking on as well as any fees incurred with the process of getting the Town of Culver to approve and Marshall County Court.

Brian Welch motioned to approve the Exhibit 1 Agreement. Pete Cleveland seconded the motion. The motion passed 5 to 0. *Note that Jim Bremner arrived late to the meeting but approved of the Agreement and subsequent Resolution.

Brian Welch motioned to approve the Resolution for Adding the Loyal Wilson property to the District. Bradley Wilson seconded the motion. The motion passed 5 to 0.

- **Pre-Bid Review of Disposal Field Land Sale:** Pete Cleveland thoroughly reviewed the bid notice sharing the documents on the screen and online. He reviewed all aspects of the document. After the discussion, Pete suggested that another meeting be conducted on August 14. He noted that there weren't many people in attendance at this meeting and a few people had trouble accessing the online Zoom link. Board members agreed that an online meeting could be scheduled for the 14th of August. Ginny Munroe said she'd get an agenda posted to the membership and web site after the meeting.

NEW BUSINESS

Fritz reviewed a list of items that Thomas Excavating wanted the Board to discuss and that he had circulated before the meeting, including the following:

- Bi-Oxide Bellows Pump Service/Maintenance Agreement with Xylem. The Bellows Pumps are getting in rough shape and need to be serviced. Pans need to be replaced so they will continue to operate (these inject the Bioxide into the system). Fritz presented the Xylem contract for servicing these. **Jim Bremner motioned to approve the contract. Fritz seconded the motion. The motion passed 5 to 0.**
- 742 East Shore Drive (Scott Harper): The Check Valve was replaced in the driveway, which involved some excavation, landscaping, and repair of asphalt for the driveway. Fritz explained that because this was a check valve replacement that required work that did damage to the property, he believed this was a District expense. There was further discussion regarding damage to landscaping placed in the public way, and there was general agreement that damage to landscaping placed in the public way is a homeowner expense.
- Residences on the East side of Highway 117. Wagner's 2780 E. Shore Drive: Fritz said that he got an estimate from Thomas to go down Edwards Lane across SR 117 to set a curb stop and connection point. The estimate is \$29,357. Board members discussed looking into this further once they know what the budget looks like for 2027. Fritz said he also got an estimate from Thomas for the installation of a Pit, Pump, control panels, and Service Line from the Curb Stop to Grinder Pit. Electric would be provided by the Builder to an Exterior Location along with Electric Disconnect. Another residence under construction has inquired about connection also. They are also located on the Eastside of SR 117 but to the North. If so, they should look at extending a 2" Force Main down Edwards Lane to the Eastside of SR 117 instead of 1 inch width.
- Replacement of Existing Cast Iron Air Relief Valves: Thomas suggests replacing existing ARVs with new poly ARVs. Board members agreed that this would be another process to start if the budget allows it.
- Sewer Line Markers: Thomas also suggests installing flexible fiberglass sewer line markers at the ARVs and installing plug valves along the force line main route. Some of the ARVs and plug valves are covered with either asphalt or landscaping. These should also be uncovered in the event there is need for an emergency shutdown. Some of the valves can't be marked with a marker because they are in asphalt or concrete but some of them can be identified and marked. Each one would be \$141 with installation. Thomas thinks starting with 25 of these would be ideal. Board members agreed with this assessment.
- Valve Box Risers: Fritz explained that many valve box risers are buried in stone applied to drives or they are not raised because of the application of newer asphalt. Accessing these is important in the event of a service line issue. Service Line Curb Stop Boxes are also important and should be located and then marked. The cost for these would vary

depending on the location of the risers and curb stop boxes. Board members recognized the importance of doing this.

- 2100 East Shore Drive (Pete Irving/Charlie Vorm Property): The contractor here has contacted the District and stated that an inground pool with a carriage house above the pool is going to be installed at this location. Back Flush is to be discharged into the Sewer System. The South West Lake Maxinkuckee Conservancy District required a pit, pump, and flow meter with a charge for the back flushing. Ginny said she will send the District a copy of the charge South West uses for these special circumstances.

PUBLIC INPUT

There was no public input.

ADJOURNMENT

Brian motioned to adjourn the meeting. Fritz seconded the motion. The motion passed 5 to 0.