

The January 6, 2020, meeting of the Blue Lake Conservancy District was called to order at 7:07 pm by President Lisa Waterman. In attendance were directors Jim Davis, Darlene Ramus, Vince Simmers. Director Don Greve was absent. Also in attendance was Maintenance Supervisor (MS) Rick Hamilton, Finance Clerk (FC) Sue Hamilton, and Freeholder Mary Davis Wynn.

The agenda was previously presented. **The minutes of the December 2, 2019, meeting were reviewed.** Motion by Jim Davis, second by Vince Simmers, to accept the minutes as written and presented. All directors voted to approve. Minutes accepted.

**The minutes of the November meeting were also discussed.** Unfortunately, the minutes presented at the meeting were incomplete and have been tabled until this meeting. After considerable discussion, it was noted that the minutes should be tabled again until all directors can read and approve what was previously submitted. *Minutes approval/corrections tabled until next meeting.*

**The Treasurer, Darlene Ramus, presented the Accounts Payable report.** Total disbursements were \$16,330.09 based on the check register and individual disbursements. Notable disbursements included payment to Lisa Waterman of \$100 for completion of the meeting minutes, payment of \$520.20 to Lisa Waterman for renewing the BlueLakeConservancyDistrict.com website for another three years (expiry on 11/27/2022), Eberle Electric \$175 to correct the electrical issues associated with the Listenberger property, \$240.99 to Office Depot for paper, ink and tax forms, and \$105 payable to MS Hamilton for 3 violations (\$35 per). Motion by Simmers to accept the Accounts Payable Voucher Register, seconded by Davis. Motion passed.

**Treasurer Ramus continued with the Treasurer's Report.** The Checking account balance on 12/1/19 was \$156,639.79, with regular incoming monthly receipts of \$25,350.10 and \$4,170.52 of Whitley County Treasurer receipts from both Sheriff Sale and Whitley County property tax collection, for a total of incoming receipts at \$29,520.62. With an ending balance of \$186,160.41, less disbursements noted above of \$16,330.09, equals an ending checking account balance of \$169,830.32, along with the Certificate of Deposit held by the BLCD of \$101,633.81, offers current funds at \$271,464.13. Motion to accept the Monthly Recap Report of the Treasurer by Simmers, seconded by Davis, motion passed.

**Treasurer Ramus reviewed the Budget report.** Notable differences include office expense directly attributable to the office move and the new desk purchase, over budget \$908.14. Rent was overbudget \$900 due to the security deposit required by Blue Lake Association with the new office space; Insurance was \$2,116.05 under expectations due to suggested changes from our Carrier, Star Financial Insurance and agent Mark Coonrod; Legal services rendered by Beers, Maller & Salin was overbudget by \$1,899.95 due to ongoing issues concerning the BLCD requiring oversight including the Town of Churubusco rate increases; I&M/NE REMC was under the budgeted amount by \$4,674.21; Churubusco Utilities was overbudget by \$9,316.91 due to increased usage as our increased rates go into effect in January 2020; Maintenance Equipment was under our budgeted amount of \$45,000 by \$10,652.98, most likely due to the wet summer; Maintenance Miscellaneous was over our budgeted amount by \$1364.90; Consultants and State Board of Accounts was over budget by \$2402 due to the rate study and negotiations for the Churubusco Utilities rate increase; and Lease Buyout was for \$4500 – unbudgeted. Overall, the BLCD expenses came in just under our budgeted amount of \$322,175, by \$1,539.03. Incoming budgeted receipts were \$7736.33 over our budgeted amount of \$362,685 – this reflects a separate payment of \$5500 by Don Shearer for a special study done for a potential development on the south side of the District.

The board requested a separate \$10,000 allocation be added to the budget in 2020 to address the Infiltration and Inflow (I&I) issues we hope to correct on the southside (Harrold Road). Further, a request was also made that the VIOLATIONS be noted in a separate budgetary item.

**MS Hamilton presents his report.** Hamilton announces that things have been relatively quiet over the last month; however, BLZ owned by Cary Ziegler, has had continued issues. Alarm was noted and a float was stuck. A pump installed in September 2016, blew out and needed to be replaced in just 3 years.

Another pump servicing the Zeigler property, put in 3/2019, also needed to be replaced. It was noted that Cary Zeigler has NEVER paid for any of the pumps that have blown up and replaced over the time that Hamilton has been working the system. Per Hamilton, Zeigler has NOT paid for the replacement costs of any pumps or pump repairs servicing his property. Waterman asked that campgrounds and trailer parks be added to the pending disconnection policy. Grossnickle said that we must notify him of violations.

Significant discussion ensued detailing that all violations should be held accountable, regardless of whether the violator is an individual homeowner or a campground or trailer court. Our system is dependent upon all users caring for the system. Grossnickle shall ensure violations and pump replacement costs can be assessed to the Freeholder/owner via any upcoming rate ordinance.

This discussion also becomes relevant to our rate study given we have records of all pumps that have been replaced over the tenure of MS Hamilton, at least. Jim Davis agreed to review documents associated with all pump replacement so we can have a reasonable assessment of how many pumps remain in good working order that have NOT been replaced over the last several years.

Waterman asked why there were so many "double" locates. MS Hamilton reported that REMC/NIPSCO continues to ask for them so he complies, yet there has been no work done by the entity..

Waterman will followup with our engineer regarding the previous smoke study done.

Motion to accept MS report made by Darlene Ramus, seconded by Jim Davis. Motion passed.

**Unfinished business includes the Disconnect Notice.** Grossnickle will have at the next meeting.

**Unfinished business with the lease of the Hamilton property for \$100/month.** Hamilton had issues with the insurance requirements and requested they be deleted. Waterman will follow up with our insurance agent to ensure we have renters insurance to cover BLCD pumps held there and to determine if any further insurance issues exist. Lease shall be for 5 years at \$100/month, and signed lease shall be sent to the State Board of Accounts given the conflict of Interest issues. Grossnickle will send the signed lease.

**Unfinished business of the Bluelakeconservancydistrict.com website.** Waterman again requested photos of all persons involved with the conservancy and everyone to visit the site for relevancy and accuracy.

**Unfinished business of the RATE STUDY.** It shall be set for January 21, 2020, Waterman shall notify the Rate Consultants regarding the upcoming meeting. Waterman also relayed that the BLCD pays for the consultants to attend the meeting so we must have all information needed for the study in the consultants hands to make the most effective use of the consultants time.

**Unfinished business of the Election/Annual Meeting.** The Annual Meeting is stated to be the 4<sup>th</sup> Saturday of February, so this years' meeting shall be held on Saturday, February 22, 2020. FC Hamilton announced that Jim Davis shall be running UNOPPOSED in the upcoming election so not actual election is required, but Waterman shall be put together an agenda detailing what shall be discussed . The agenda, per counsel Grossnickle, needs to be posted about 2 weeks prior to the meeting date. Waterman requested information/input from our directors. Rate Increase, moving the office, ongoing rate study, annual budget,

**Unfinished business includes the Smoke Study**, which Waterman mentioned was deleted from the Agenda somehow, and needs to be added back in. Based on previous comments, follow up will be done by Waterman with our engineers to determine any work completed, in -process, and the overall status of where we are.

**New Business – the I & I study.** Continuing conversations between Director Davis and Simmers, and MS Hamilton. Clarification was made about the use of “putty” to repair the couplings as put forth by Hamilton, versus both Davis and Simmers disagreeing and saying that putty should NOT be used. Simmers specifically designed a coupler that did not use any sort of putty/Bentonite, but rather a mechanical connection.

MS Hamilton was proposing a different process. Davis said he would telephone Mike Geiger of IronClad to discuss the process and expectations/resolutions. He shall report back to the Board at next month. MS Hamilton previously talked with Bonar who suggested it, but this is the first time the I&I Study brought forth by Simmers. Simmers said he would not endorse the use of Bentonite. Davis said he also would not endorse such a process. Waterman requested a status check on where this disconnect puts the I&I Study. MS Hamilton said he has not ordered any bentonite so we do not need to worry about lost inventory.

Waterman said that we have already used bentonite unsuccessfully, and Simmers, Davis, and Hamilton disagreed and said it was just used about a year or two ago so it is indeterminate as to effectiveness at this point. Waterman instructed MS Hamilton to hold off on pursuing anything with the contractors until we come to a consensus based on the original recommendation by Simmers.

**New Business – Feasibility Study.** Henschen needed a signed agreement which has been sent. He is expecting it to be completed

**New Business – State Board of Accounts Report–** we have since received the report and Waterman called an executive session along with the rate study meeting, per Grossnickle’s guidance to review all of this in the focused topical context.

**New Business - New item brought up by Simmers about an inventory listing of pumps by MS Hamilton.** MS Hamilton reported he had just started it and is getting items together for an inventory listing of things like mother boards, control boards, etc. Simmers requested that miscellaneous items should be shown on a monthly report. Waterman relayed to itemized anything costing the BLCD over \$100.

**New Business by Freeholder Mary Davis Wynn, referencing the Davis Campground intent to pursue metered billing,** versus the flat rate they are currently on. The Rate Study should take into account this changing billing situation. It is Davis’ contention that the metered rate will be more beneficial to them than the Flat Rate. Under statute, per notification from our rate consultants, BakerTilly, campgrounds can be either a flat rate or metered rate.

Davis-Wynn also relayed that Jim Davis was recusing himself from any voting or matters relating to this issue as a board member. Waterman clarified that Davis just needs to make known his conflict.

Some discussion ensued about the requirements of the campground to have in all cases, a proportionate share of the bond issue/infrastructure. Davis-Wynn contends that they were not given an appropriate audience to their concerns about billing under previous board of directors. On the Davis properties, there are 4 basins on their property which are maintained by the Davis’ versus the BLCD. These basins ultimately service the Harrold Road area.

There are considerable bad feelings about their treatment and an overall feeling of lack of fairness. The current board attempted to relay their desire to treat all entities and individuals fairly, but acknowledging all users have various components of their billing and the billings contain both a servicing segment and a bond servicing segment.


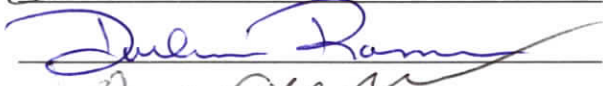
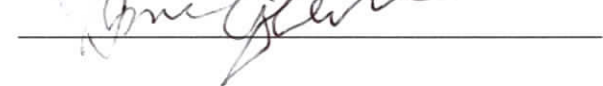
Waterman requested that Davis-Wynn put together any proposal they might have as soon as possible so that the BLCD can appropriately make required adjustments within the upcoming Rate Study, also acknowledging that changes may be made to the current Rate Ordinance that will repair previous inadequacies within our client base.


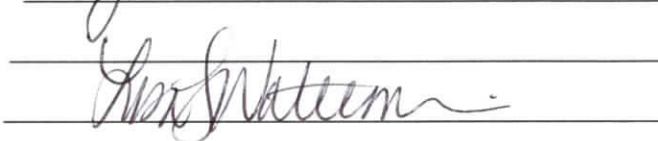
Waterman accepted a motion for adjournment, Simmers made the motion, seconded by Davis, meeting adjourned at 9:27 pm.

Respectfully submitted by Lisa Waterman, Board President.

 2/3/2020

Accepted this 3<sup>rd</sup> day of February, 2020 by:

  
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