Blue Lake Conservancy District

Board of Directors Meeting

October 5, 2020

The October 5, 2020, meeting of the Blue Lake Conservancy District was called to order at 7:05 pm by Board President Lisa Waterman. Present were all board members including Treasurer Darlene Ramus, Don Greve, Vince Simmers, and Steve Shrock, Maintenance Supervisor (MS) Rick Hamilton, Finance Clerk (FC) Randy Grawcock, and Freeholder guest, Cary Zeigler.

Due to a broken voice recorder and Waterman’s absence/sickness at the last board meeting, Ramus wrote and presented the minutes for the September 8, 2020, meeting. The minutes were presented for approval. Corrections were noted as follows: The Accounts Payable Voucher was $20,298.45 and the third paragraph should read “Bond Balance” stands at $769,987.11. The Finance Clerk Grawcock’s Wastewater Adjustment report should read $1842.50 twice within the applicable paragraph, and last paragraph should say the Elliott’s have a “DUPLEX” processing station. Simmers made the motion to accept the minutes AS CORRECTED, seconded by Don Greve. Waterman abstained. Motion passed.

Discussion ensued regarding the Elliott property with MS Hamilton and Board member Simmers disagreeing about the use of additional pumps/charges on one billing property. The board agreed this should be moved to an agenda item at next month’s meeting.

FC Grawcock presented the Finance reports. The Accounts Payable Voucher Register was presented first showing $51,752.19 in expenses with notable $31,316.91 being the bond payment due semi-annually. Grawcock explained that $20,000 is the principal payment with the remaining amount being interest. We also paid $5,477.81 to the Town of Churubusco for processing 1.197MM gallons of waste. It was also noted that we paid $500 in fees to the Whitley County Recorder to place 5 liens and release 15 others. Simmers made motion to accept, Shrock seconded, motion to accept Accounts Payable Voucher Register passed unanimously.

Treasurer Report presented. The month of September showed $51,752.19 in disbursements and corrected $32,224.87 receipts. The 2020 Disbursements Report was reviewed and show YTD $312,625.59 and YTD receipts $330,746.58.

The monthly recap report showed a starting balance of $222,975.88 in the BLCD Checking account, and incoming receipts at $32,164.09. With disbursements, the ending balance was $203,387.78. With the CD held at Farmers & Merchants Bank of $102,290.64, the BLCD current funds stands at $305,678.42. Profit and Loss report was reviewed and presented with $472.68 “net income ” in September. It was also noted that given the storms and some power outages, BLCD needed to employ Eberly Electric and Stockert Septic to assist in operations. Waterman noted the “Profit and Loss” report is really a totaling and cross reference for all other postings to ensure the General Ledger system is correctly posted. Motion by Simmers, seconded by Shrock to accept the Treasurers reports. Motion passed.

The Wastewater Adjustment Report was presented by FC Grawcock for ($494.86) to correct previous inconsistencies within the billing system. This does not represent a crediting or negation of any charges to Freeholders, but rather a correction of the postings which occurred in September 2017 under FC Sue Hamilton. Motion by Simmers, seconded by Greve. Motion to accept the corrections passed.

Grawcock reported that he has now gone through the Keystone system and the system should now match reality with late fees and other charges except for the commercial accounts on which he continues to work.

Freeholder Cary Zeigler was then given the floor. He relayed that he had come to the previous month’s meeting in good stead and was surprised when he received formal notification that he was being sued by the BLCD. Waterman apologized for the timing, and relayed that the BLCD needed to perfect its lien given the statute of limitations as two pump failures occurred in September 2018. Zeigler said he didn’t understand how something like this could be done

BLCD Meeting Minutes

October 5, 2020

Page 2 of 4

between board meetings. Waterman relayed that the conversations with Zeigler had not been productive in the past, and a decision needed to be made to ensure BLCD could pursue recouping the entire amounts due. She and Attorney Grossnickle needed to make the decision but that the board had previously discussed the matter. Waterman relayed that she would also be upset given the timing and apologized.

Zeigler said he felt his pumps, given they are servicing some 30 homes SHOULD be breaking more frequently. He said the BLCD should be replacing his pumps MORE frequently given the usage and that the pumps are working very well. Zeigler said without documentation about what was broken and repaired, he didn’t want to pay. He said he was not responsible for what his tenants put down the toilet and into the system. However, Waterman corrected Zeigler and said under the Use Ordinance, in fact, as the owner of the property IS responsible because the BLCD is a shared use system.

Waterman also relayed that pumps were not routinely replaced; instead, the BLCD monitors system failures and replaces them as needed. Waterman said the replacement of a pump, based on wear and tear, is a cost of operating the BLCD. She continued by saying that putting things into the system that is NOT human waste that causes system failure is NOT acceptable nor a cost that should be borne by the BLCD. Zeigler contends that the pump manufacturers showed the pumps grinding tennis balls and other debris, but that the pumps seem to not be processing at that level. Waterman relayed that the pumps operate very well processing human waste and toilet paper and instructions should be provided to tenants that require their cooperation. She then stated that the BLCD replacement cost for pumps is some $45k - $50k annually. She also relayed that Zeigler would receive the requested documentation.

MS Hamilton presented his monthly report and Work Log. An Individual pump at 5444 Blue Lake Road had some issues that kept Hamilton busy. 6700 E McGuire Road had a pump issue which Hamilton pulled and found it had plastic in it. There is a plastic strapping used within the pumps that had broken free and gotten into the pump mechanism causing failure. It was also noted that he worked with Stockert and visually inspected 600’ of main line and all cleanout raisers on 500 N, and found two small problems contributing to I & I.

Locates seemed to be typical, requiring Hamilton’s time and attention as requested. Waterman asked if the new pump for the lift station had yet been received and Hamilton said it had been delayed due to Covic 19 issues.

It was noted that most pumps are appropriate in inventory and the only thing needed is rebuild kits and float trees. Motion by Simmers, seconded by Shrock to accept MS Hamilton work report. Motion passed.

Waterman asked if there was anything further regarding the operation of the utility. Simmers relayed that he felt the purchase of a generator for the lift station was extremely important. The board discussed the various options and Waterman relayed that in discussion with Engineer Henschen, the BLCD needed to consider both the cost of the equipment AND the installation of the system.

Waterman asked about if Simmers and Hamilton had decided on diesel or natural gas as the power source for the generator. Discussion ensued and Hamilton recommends the use of natural gas given most calamities in Indiana will occur above ground, versus disruption of an underground gas line. He had talked with the gas company and was quoted a monthly charge of some $55 monthly to have the line.

Ramus asked about warranties and working with different firms to ensure we got the best service and warranty. Simmers relayed along with Hamilton, that they had worked with all of the vendors and some offer warranty while others do not.

Hamilton relayed that past board member Justin Berghoff is an expert in generator systems and his assistance could be invaluable. but Waterman said she would contact Berghoff and get him in touch with Hamilton and Simmers if he could help.

BLCD Meeting Minutes

October 5, 2020

Page 3 of 4

Motion made by Ramus, seconded by Greve, to authorize Hamilton and Simmers to work together on the purchase of the generator up to $50,000 under the parameters mentioned herein. Waterman reminded them that the spirit of the law is to have public bids above $50,000 and the BLCD wanted to be within the parameters set. If the bids got above that amount, they were to stop and it would be put through a public bidding process.

Waterman called for any other reports. FC Grawcock asked for updated W9’s for all directors. While at the meeting, all directors executed and signed W9’s for the BLCD.

UNFINISHED BUSINESS – The Policy/Ordinance on Disconnections was passed previously. No further business.

I & I Work Update – Hamilton worked with Stockert on camera viewing as previously noted. FC Grawcock noted the running total of Hamilton’s work hours committed to the project, the equipment needed, and the allocation of $10,000 originally approved by the board. Waterman reminded everyone that the $10,000 is a budgeted item and remaining portions do NOT roll over year to year.

Town of Churubusco Capacity/Development – Waterman reported that the developer had ultimately contacted the Town individually and Nate Van Horn had since given the Town’s blessing on the additional flow. While not required, The Town’s blessing was pursued as the BLCD retained Engineer Henschen explained that the Town would be required to sign off on the IDEM permits if the development were pursued. The BLCD had previously reviewed and approved this development.

As the approval of the housing development was connected to processing flows to the Town of Churubusco, Waterman reviewed the FLOW Report obtained by Hamilton from the “Town” of daily flows. Waterman relayed that she had reviewed and tallied the report provided by Hamilton detailing the BLCD’s flow to the Town for processing. Most days, she noted, the BLCD is processing just 20,000 – 30,000 gallons daily. In the review, it showed that most months had just 4 – 5 days above this regular processing amount.

Campground Review – Waterman, Ramus and Grawcock have calculated the correct charges for the Blue Lake Campground. Davis Campground is still under review. Waterman provided a condensed timeline of the events around the billings history for the Davis Campground. The BLCD will work with counsel to determine how to resolve these issues.

Motion to adjourn at 9:49 pm by Ramus, seconded by Simmers. Motion passed.

Respectfully submitted,

Lisa L Waterman

Accepted this 2nd Day of November, 2020, by:

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