

## REGULAR MEETING MINUTES

### BOARD OF DIRECTORS OF THE FALLING WATERS CONSERVANCY DISTRICT

June 10, 2024: TIME: 6:30 p.m.: Executive Cottage Homes Clubhouse located at 682 Verdano Terrace, Crown Point, IN 46307

Members Present: Chairman Dave Cullom, Vice-Chairman Mark Langbehn and Director Don Plumb. Also present included: Operator Derek Gertzen, and Financial Secretary Karen Giesler. Attorney Nathan Vis attended by phone.

1. Meeting opened at 6:30 p.m. with the reciting of the Pledge of Allegiance.
2. Approval of Minutes:  
Vice-Chairman Langbehn made a motion to approve the minutes from April 8, 2024, following a second by Director Plumb. Motion duly carries 3-0.

3. Attorney Report:

- A. Attorney Vis will provide an updated contract for signature.

Chairman Cullom made a motion to approve a 7% cost of living increase to the attorney's monthly salary, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

- B. Attorney Vis explained there was someone purchasing two lots in the back and there were some questions from the Porter County Plan Commission about drainage and easements. A letter was prepared and sent last week.
- C. Attorney Vis reported that the FWCD had an exit interview with the SBOA. There were about five items highlighted, a response was prepared and will be sent after approved.

Chairman Cullom made a motion to approve the response letter to the SBOA, following a second by Director Plumb. Motion duly carries, 3-0.

- D. Attorney Vis explained that the SBOA would like to see a capital asset policy approved. A proposed ordinance has been prepared which outlines that the district will maintain a record of land, buildings, improvements and infrastructure. The district will need to get some numbers moving forward of the assets worth and it should be reviewed every year. A short notice will be published in the paper.

Chairman Cullom made a motion to approve Ordinance 24-01, following a second by Director Plumb. Motion duly carries, 3-0.

4. Operators Report:

- A. Operator Gertzen reported that operations are going pretty smooth. The board has received a quote for sludge removal and it is getting close to that time that it will need to be done before operations start reflecting the solids.

Vice-Chairman Langbehn made a motion to allow Utility Services to start working on the sludge removal on a monthly basis according to the proposal, following a second by Director Plumb. Motion duly carries, 3-0.

- B. Operator Gertzen reported that the back lift station is fully automated. There is a lot of flow coming in when it rains and there aren't any homes connected to it yet, so there is a lot of infiltration from the rain. He tried tracking it down and it stops by the cul-de-sac in the back part of that area and it picks up right by the exit.
- C. The last thing needed back there is a spare pump. They received a quote with a thirty-foot cord, but it is a forty-foot lift station, so they are in the process of getting another quote.

There was further discussion about getting Misch to work on the infiltration issue to the lift station. The operators will start working on the sludge removal right away and they will let the board know when they take out the first load.

Chairman Cullom explained that the pathways and walkways have been put on hold, so it can be removed from the agenda for now.

5. Secretary Report:

- A. Vice Chairman Langbehn made a motion to approve the financial report for May, following a second by Director Plumb. Motion duly carries, 3-0.

- B. Vice-Chairman Langbehn made a motion to approve the claims, following a second by Chairman Cullom. Motion duly carries, 3-0.

Chairman Cullom explained that the State Board of Accounts just completed an audit for years 2019-2023.

Vice-Chairman Langbehn made a motion to approve a 7% cost of living wage increase to the secretary's hourly salary, following a second by Director Plumb. Motion duly carries, 3-0.

6. Board:

- A. Vice-Chairman Langbehn stated that the current business mileage rate is \$0.67 per mile and the board needs to incorporate that for any mileage driven on behalf of the district.
- B. Chairman Cullom explained that when he joined the board, he created a mission statement, he has been updating it through the years and he reviewed the mission statement and some of the things that have already been completed.
- C. Vice-Chairman Langbehn explained that about six weeks ago a group of men and women from the community were selected to talk about things that can be added to the community. They created a list and he reviewed that list with all.

Director Plumb explained that this year is the first year that the fountains have been clogged so much and it might be because of the fish kill that happened, there are no grass carp to eat the vegetation that is clogging the fountains.

There was further discussion about many people having to pull trash out of the lake.

Director Plumb explained that there is an overflow on the lake that controls the level of the lake, it is flowing and there is no other way to lower the level of the lake. The back yards that are getting water, need to be raised back up with clay.


Vice-Chairman Langbehn made a motion to approve \$3,000.00 for stocking the lakes, purchase a 14' gazebo for \$10,000.00 including installation and having Roselawn Electric install the electric for the gazebo in the amount of \$1,700.00, following a second by Chairman Cullom. Motion duly carries, 3-0.

Chairman Cullom explained that the board is trying to give something nice back to the community.

Chairman Cullom made a motion to approve the Viking invoice in the amount of \$3,895 for work that was done that was a conservancy district issue, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

Being no more business before the board, Chairman Cullom made a motion to adjourn, following a second by Director Plumb. Motion duly carries, 3-0.

Meeting adjourned by Chairman Cullom at 7:31pm.



Chairman



Vice-Chairman



Secretary

8/12/24

Date