

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

June 12, 2023; 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, Engineer Adam McAlpine 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 from May 8, 2023.

Vice-Chairman Langbehn made a motion to accept the minutes from May 8, 2023, following a second by Chairman Cullom. Motion duly carries, 3-0.

3. Operator Report:

Operator Gertzen reported the ventilation fan work has been completed, so every exhaust fan is currently working. The calibration certificate for the flow meter has been forwarded to the district. The generator is cycling every Wednesday, so it is working as it should be. They are waiting on parts to repair the lift station pump. The automated valves have been installed, the only thing is the conduit is explosion proof, so they must contact an electrician that works on that type of wiring. The valves do work manually, but will be automated when the wiring is complete.

Operator Gertzen explained when they showed up to put the valves in, the decant arm that skims the clean water off the top was not going down and they could not figure out why. They checked the motor and the speed reducer; they found the motor works fine and it seems to be the speed reducer and they are getting a quote of what is needed to fix it. In the meantime, he transferred everting over to the other side that has been clean. It is running fine and the district is back to full operation. They will do a deep clean on the bad side while it is offline.

Operator Gertzen explained that while Metz was out cleaning the manholes, they found a few that were buried and a few that were full of water. They went to the lift station and it looked to be all the way down at twenty feet. The main inlet is under water, he turned the pumps on manually and it drained down. It is a thirty-five-foot lift station. They found out the transducer was not working properly, they swapped it out and it is working properly now and all the manholes are drained.

4. Engineer Report:

Engineer McAlpine reported that he spoke with Metz Sewer and they are back to working on cleaning/viewing the lines.

Chairman Cullom explained that during the month, someone's sewer backed up at nighttime, he contacted Misch and he came out at midnight to jet the lines. There is not a lot of flow in the back and the lines will clog up easier than the front, so the jetting for phase three needs done now.

Engineer McAlpine explained that the next step with the force main is to try and find it.

There was further discussion about the force main and that it may be twenty-five feet deep. There is no tracer wire on it.

Vice-Chairman Langbehn explained that the board will need to know what to consider for the 2024 budget.

5. Secretary Report:

A. Financial Report May 2023:

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

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

6. Attorney Report:

- A. Attorney Vis explained that he has not been able to work on the signs, but he will try and get to them.
- B. Attorney Vis explained that communication was sent to the developers about the lot in the back where dirt was dumped. If there is no action by the developers, the district may have to request a quote to see what it would cost to handle it and get reimbursed.

7. Board:

A. Phase three jetting:

Chairman Cullom made a motion to proceed with phase three jetting at this year's price, following a second by Director Plumb. Motion duly carries, 3-0.

B. Quote to repair panels:

Chairman Cullom reported that quote was received to repair both panels on each side of the lake because they were not functioning.

Vice-Chairman Langbehn made a motion to approve the quote received not to exceed \$1,200 per side, following a second by Chairman Cullom. Motion duly carries, 3-0.

C. Repairs at lift station #2:

Chairman Cullom explained that REMC has completed all their work for lift station #2. The board has contacted Roselawn Electric to complete the connection from where REMC left off and make any necessary repairs to the electrical at the lift station. Roselawn cannot give a quote because they do not know how much time and materials it will take.

Vice-Chairman Langbehn made a motion to approve Roselawn Electric to do the work to get lift station #2 up and running at a price not to exceed \$4,900.00, following a second by Chairman Cullom. Motion duly carries, 3-0.

D. Hyre Electric monitoring voltage:

Chairman Cullom explained that Hyre did come out and put the voltage monitoring in, he will contact HYRE to see what the results are.

E. Trench in Back area by Lift Station #1:

Vice-Chairman Langbehn explained that the trench is complete, but it will need to be maintained because the weeds are growing fast. He will talk to Misch about it.

F. Fence on the treatment plant roof:

Vice-Chairman Langbehn stated that he will call Hammond Fence to see where they are at on the fence project.

G. Dirt, erosion, and lack of seed by Lake Verbena:

Director Plumb explained that two manholes were dug up and they need to be raised. There are two out there that are down about 8' to 12' and they need to be exposed and raised. The board needs to decide what that area is going to be used for and how the landscaping should be done.

Vice-Chairman Langbehn will contact Misch and discuss.

H. Open manhole on Ketil Trace:

Vice-Chairman Langbehn reported that the open manhole on Ketil Trace has been taken care of.

8. Any other matter the board wishes to discuss;

Director Plumb explained that the board had discussions about erosion control and it may be a good idea to talk to Porter County to see about the county taking over because they have inspectors that are trained. The county would take over the stormwater money of \$120 per year per lot.

There was further discussion about erosion control, the stormwater infrastructure, the private roads, and the developer that does not pay stormwater fees.

Vice-Chairman Langbehn is looking for erosion control on the new homes being built. The developer has been asked to fix his erosion control and he has not done it yet. There needs to be a fine schedule and repercussions for not following the erosion control.

Director Plumb will meet with the county to discuss and report back.

9. Open floor to the public;

There was further discussion about the erosion control issues and the signs for the lakes.

10. Adjourn;

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

Meeting adjourned by Chairman Cullom at 7:26 pm.


Chairman


Vice-Chairman

7-10-2023
Date


Secretary