

SOUTH-WEST LAKE MAXINKUCKEE CONSERVANCY DISTRICT
REGULAR MEETING

MINUTES

Culver/Union Twp Library
107 N. Main St., Culver, Indiana

Meeting Date: Saturday July 7, 2012

Members Present: Kathryn Densborn, Ted Schenberg, George Duncan, Chuck Norman, Dan Yates, and John Demaree.

Others Present: Kathy Clark, Lakeside Consulting LLC

The Regular Meeting was called to order by Mrs. Densborn at 9:02 a.m.

Approval of Minutes

The minutes of the May 26, 2012 meeting were approved as written by a motion from Mrs. Densborn and a second from Mr. Schenberg. The motion passed unanimously.

Approval of Claims

Clark presented to the board the list of operations and maintenance claims totaling \$19,071.16. A motion was made to approve by Mr. Yates and seconded by Mr. Duncan. Motion approved with all ayes.

District Consultants' Comments

The board was informed that a freeholder reported he does not need a second connection to the garage apartment across from his main residence because there is no permanent cooking facility and thus doesn't meet the District's definition of a Dwelling. The board had a discussion about what constitutes a Dwelling including what is a permanent cooking facility and determined that the current definition of a Dwelling would stand for now. Mr. Duncan made a motion to refund the \$7,500 the freeholder had prepaid for his second connection after Ms. Clark performs an interior inspection of the property to confirm that it is not a Dwelling (i.e. has no permanent cooking facility). If the garage is not a Dwelling, both buildings (the Dwelling on the west side of WSD and the garage) will be allowed to be hooked up to one grinder pump. This motion was seconded by Mr. Schenberg and passed with all ayes.

Ms. Clark will also do an inspection once an addition to the garage, scheduled to be built at this same address, is completed early next year. If the garage, after the addition, does meet the definition of a dwelling, the freeholder will have to pay a separate connection fee.

Project Update

Mr. Norman reported that 84 pumps had been installed as of this date. He also informed the board that Astbury was awarded the maintenance contract and Ms. Clark had signed same so it was in effect as of this date.

Billing Update

Mr. Schenberg submitted a motion for a resolution to charge freeholders a temporary fee of \$20 per month once a dwelling in the district is either demolished or becomes uninhabitable. The regular monthly O&M rate will resume, based on number of baths, once a new dwelling is reconnected and/or a dwelling becomes habitable. This will only be allowed upon written notification to and verification by the district. Motion was made to approve by Mr. Yates and seconded by Mr. Duncan. The motion passed unanimously.

New Business

Mr. Duncan informed the board that some people were under the impression that there was a “variable” factor to the monthly billing based on usage. Mr. Duncan suggested that we consider taking the total monthly sewage billed to the District by the Town and dividing allocating it to each bathroom within the district (thus creating a monthly, variable billing amount to each freeholder).

Mr. Schenberg explained that the district budget approved by SRF included an estimate of annual sewage charges. SRF approved the budget and the terms of our Bond modification predicated, in part, on the billing rates we published. SRF likely wouldn't approve a different rate structure without another Bond modification. Further, the amount by which the bills would vary might only be a couple of dollars per month since the bulk of the District's expenses are fixed costs, not variable (i.e. the potential relief provide by such a billing mechanism may be de minimis). Tabled for further discussion at a later date.

Public Comment – There was no public comment

Respectfully submitted

George Duncan, Secretary
SWLMCD