

**Minutes of Meeting of Board of Directors
Independence Hill Conservancy District
Thursday, August 27, 2024**

A special meeting of the Board of Directors of Independence Hill Conservancy District was held on Tuesday, August 27, 2024, at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. The Chairman David M. Uzelac called the meeting to order at 4:00 p.m. and led the Pledge of Allegiance. The Secretary, Lynn E. Sattler, called the roll, and the following directors, staff and advisors were present or absent as noted:

<u>DIRECTORS:</u>	<u>Present</u>	<u>Absent</u>
Michael A. Mirin, Area 1 Director	X	
Christina Williamson, Area 2 Director	X	
George Kymakis, Area 3 Director	X	
James W. Beshears, Area 4 Director	X (By Google Meet—Seen and Heard)	
David M Uzelac, Area 5 Director	X	

<u>STAFF/ADVISORS:</u>	<u>Present</u>	<u>Absent</u>
Lynn E. Sattler, Secretary, Office Manager, Clerk	X	
Aravind S. Muzumdar, Engineer	X	
Terrence Bronowski, Accountant	X	
Smith Sersic, Attorney, by Kevin Smith	X (By Google Meet)	
 Brian Smolar, Project Manager	 X	

A Quorum existing, the meeting was held.

Bids for Replacement of US 30 Force Main Between Hendricks & Marshall Street

Mr. Muzumdar reviewed the bids and his letter of recommendation to accept the bid of Dyer Construction in the amount of \$680,000 as the lowest responsive and responsible bidder. He read his letter of recommendation into the record. Bids were received from Dyer Construction (\$680,000), LGS Plumbing (\$756,490) and Rex Construction (\$1,058,750). A motion was made by Mr. Kymakis, seconded by Mr. Mirin to award the Replacement of US 30 Force Main Project to Dyer Construction as the lowest responsive and responsible bidder in the amount of \$680,000 and per the recommendation of our district engineer. No further discussion. Roll call was taken 5 in favor 0 against. Motion carries.

Old Business: The holiday party was discussed, and Lynn called all the various locations. The consensus was to go to the Lighthouse for the holiday party.

New Business: None.

Audience Comments:

There were no audience comments.

Adjourn:

There being no further business, the meeting was adjourned at 4:09 p.m. Motion by Mr. Kymakis and seconded by Ms. Williamson.

APPROVED this 3rd day of Sept

By: Don H
Chairman

ATTEST:

Spencer Satter

ADA NOTICE

Independence Hill Conservancy District (IHCD) will generally, upon request and without charge, provide appropriate aids and services for qualified persons with disabilities so that they can participate equally in IHCD programs, services, and activities, such as qualified sign language interpreters, and documents in large print, for example, for people who have speech, hearing, or vision impairments. Anyone who requires an auxiliary aid or service should contact the IHCD office as soon as possible, but no later than 24 hours before the scheduled event, at 8015 Cleveland Place, Merrillville, IN 46410, telephone 219-769-3996, fax 219-769-6237, email contact@IHCD-in.com, or dial Relay Indiana, at 711 or 800-743-3333.

**Minutes of Meeting of Board of Directors
Independence Hill Conservancy District
Thursday, August 22, 2024**

A regular meeting of the Board of Directors of Independence Hill Conservancy District was held on Thursday, August 22, 2024, at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. The Chairman David M. Uzelac called the meeting to order at 5:00 p.m. and led the Pledge of Allegiance. The Secretary, Lynn E. Sattler, called the roll, and the following directors, staff and advisors were present or absent as noted:

<u>DIRECTORS:</u>	<u>Present</u>	<u>Absent</u>
Michael A. Mirin, Area 1 Director	X	
Christina Williamson, Area 2 Director	X	
George Kymakis, Area 3 Director	X	
James W. Beshears, Area 4 Director	X	
David M Uzelac, Area 5 Director	X	
<u>STAFF/ADVISORS:</u>	<u>Present</u>	<u>Absent</u>
Lynn E. Sattler, Secretary, Office Manager, Clerk	X	
Aravind S. Muzumdar, Engineer	X	
Terrence Bronowski, Accountant	X	
Smith Sersic, Attorney by Kristen Hill	X	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

Chairman Report: (Chairman David Uzelac)

- A. Bid Opening – Replacement of US 30 Force Main between Hendricks Street and Marshall Street: Mr. Uzelac opens the three bid packets in the order in which they were received. Three bids were received as follows: Rex Construction received at 3:44 p.m. on 8/22/24 in the amount of \$1,058,750.00; Dyer Construction received at 4:08 p.m. on 8/22/24 in the amount of \$680,000.00; and LGS Plumbing received at 4:17 p.m. on 8/22/24 in the amount of \$756,490.00. Mr. Kymakis makes a motion to take the bids under advisement and to refer all three bids to IHCD Project Manager and engineering and legal advisors for review. Seconded by Ms. Williamson. No discussion. All in favor; motion carries.

Mr. Uzelac states that the bid must be approved no later than Tuesday, August 27, 2024. Motion by Ms. Williamson to schedule a meeting to take action on the bids on Tuesday, August 27, 2024, at 4:00 p.m. Seconded by Mr. Kymakis. No discussion. All in favor; motion carries.

Minutes of Meetings:

- A. August 10, 2024, Regular Meeting. Mr. Mirin makes a motion to approve. Seconded by Ms. Williamson. No discussion. All in favor; motion carries.

Attorney/Legal Report

No report.

Accountant Report

- A. Resolution 2024-05 – General Fund Transfers: Mr. Bronowski states that it is necessary to transfer the sum of \$5,000.00 into the Operating Supply line, \$5,000.00 into the Repair and Maintenance Supply line, and \$65,000.00 into the Sewer System Repair line. The \$75,000.00 will be transferred from the Land improvement line which was budgeted last year for \$150,000.00. The transfer must be done by resolution because they involve different account categories within the budget. Mr. Bronowski recommends approval of Resolution 2024-05. Mr. Beshears questions whether the lateral line repairs will be affected. Mr. Bronowski advises that there is a separate line item for the laterals. Mr. Beshears moves to approve Resolution 2024-05 regarding the transfer. Seconded by Ms. Williamson. No discussion. All in favor; motion carries.
- B. IHCD Budget Worksheet: Mr. Bronowski presents a preliminary budget worksheet which reflects the 2024 budget, the amounts spent through June 30, 2024, the balance unspent as of July 1, 2024, and the 2025 budget estimate. Mr. Kymakis questions why the projected 2025 budget is less than the 2024 budget. Mr. Bronowski advises that bond payments are going down. Mr. Kymakis questions the increase for bank and recording fees. Ms. Sattler explains that this was underbudgeted in 2024 and a transfer was necessary so the line item was raised for 2025. Mr. Bronowski advises that the budget will need to be advertised by September 4. Mr. Uzelac asks that if Board members have questions or believe a line item should be changed that it be brought up for discussion. Mr. Mirin questions the \$100,00.00 decrease in Land Improvements from \$175,000.00 in 2024 budget to \$75,000.00 in projected 2025 budget. Mr. Bronowski advises that was put in for any improvements made to the system. This line is the source of the \$65,000.00 transfer being made under Resolution 2024-05. It is being reduced because nothing big is anticipated that won't be taken out of the 2025 cumulative budget.

Engineer Report (Mr. Muzumdar)

- Redwood Merrillville Sewer Main Extensions – Phase 1
Still pending on Phase 1: recorded Plat of Survey showing sewer easements for sanitary sewer mains to IHCD; 3-year maintenance bond in amount of 10% of estimated construction cost; Dedication Agreement
- Overflow Basin Generator:

- Mr. Smolar will discuss
- Franklin Estates, 8257 Grant Street: Sewer Main Extension
No development
 - US 30 Force Main between Hendricks and Marshall Street: New 10' DR 18 PVC force main:
IHCD does have an easement on land between IHCD pump station and south r/w line of US 30; we are in receipt of construction permit from IDEM; INDOT occupancy permit for new force main is still pending

Committee Reports:

A. Maintenance: Brian Smolar, Project Manager:

- Time for generator maintenance. Maintenance has been split up because Charles Equipment is certified for Generac and Altorfer is certified for Caterpillar. Mr. Beshears moves to accept the \$1,865.00 quote from Charles Equipment and the \$4,919.00 quote from Altorfer. Seconded by Mr. Mirin. No discussion. All in favor; motion carries.
- New generator at overflow basin: The generator is on-line, but the display doesn't work on the transfer switch and must be replaced. After that is done, there will be training.

B. Personnel: Director Mirin Chair, No Report.

Financial Report:

Claims: Accounts Payable Voucher Register Summary batch dated August 22, 2024. Motion made by Mr. Kymakis to approve vouchers 34212 through 34252 in the amount of \$139,333.18. Seconded by Mr. Beshears. No discussion. All in favor, motion carries.

Old Business:

There was no old business before the Board.

New Business:

There was no new business before the Board.

Audience Comments:

There were no audience comments.

Adjourn:

There being no further business, the meeting was adjourned at 5:30. p.m. Motion by Mr. Kymakis, seconded by Ms. Williamson. No discussion. All in favor; motion carries.

APPROVED this 3rd day of Sept
By: [Signature]
Chairman

ATTEST:
[Signature]
Secretary

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**Minutes of Meeting of Board of Directors
Independence Hill Conservancy District
Saturday August 10, 2024**

A regular meeting of the Board of Directors of Independence Hill Conservancy District was held on Saturday, August 10, 2024, at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. The Chairman David M. Uzelac called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance. The Secretary, Lynn E. Sattler, called the roll, and the following directors, staff and advisors were present or absent as noted:

DIRECTORS:

Present

Absent

Michael A. Mirin, Area 1 Director	X	
Christina Williamson, Area 2 Director	X	
George Kymakis, Area 3 Director	X	
James W. Beshears, Area 4 Director	X	
David M Uzelac, Area 5 Director	X	

STAFF/ADVISORS:

Present

Absent

Lynn E. Sattler, Secretary, Office Manager, Clerk	X	
Aravind S. Muzumdar, Engineer	X	
Terrence Bronowski, Accountant	X	
Smith Sersic, Attorney, by Kevin Smith	X (Phone)	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

Chairman Report:

Franklin Estates Development: The Chairman indicated that Mr. Smolar ran into some problems with Franklin Estates because the owner believed that he did not need sewer permits. Arnie and Brian have both spoken to him several times and have explained to him the need for permits and have reviewed his application.

The Chairman also reported that we did vote to extend the US 30 Force Main project by 30 feet, however, we don't have the easements for this extra 30' so we will have to do a change order for that extra 30' and we can always add it in a change order. Mr. Mirin asked if we could find out where all of our existing easements are, but this may be cost prohibitive. Mr. Muzumdar confirmed that the change order would not approach 20% threshold. Motion by Mr. Beshears, seconded by Mr. Kymakis to accept the proposal for \$1,025 from Fidelity National for title search costs. Discussion by Mr. Mirin to clarify what the title work will get us, and it was explained it was to determine whether we had an easement or not. Mr. Beshears asked who cuts grass in the area and Mr. Smolar indicated we do not, the State maintains the area. No further discussion. Motion carries.

The Chairman also indicated the advertisement went out for the Force Main project and a couple of contractors picked up packets and Arnie mentioned that the INDOT inspector has been out, and permit fees have been paid.

Minutes of Meetings:

- A. July 16, 2024 Regular Meeting Minutes for Approval. Motion by Mr. Mirin, seconded by Ms. Williamson. No discussion. Motion carries.
- B. August 1, 2024 Special Meeting Minutes for Approval. Motion by Mr. Beshears, seconded by Ms. Williamson. No discussion. Motion carries, Mr. Mirin abstains.

Attorney/Legal Report

- A. No report.

Accountant Report:

- A. Mr. Bronowski reported that per his memo that travel account is being increased in the budget. Also, that he met virtually with the State Board of Accounts last week regarding the district and will email the board and Lynn regarding the worksheet of the 2024 budget what is remaining and projected 2025 budget and will be checking with Mr. Smolar re: what major projects will be planned for 2025. He also noted that insurance costs have gone up, which is common right now across the industry and that the District's premium increase of 7.7% is lower than most increases he has heard. Motion by Mr. Kymakis, seconded by Mr. Mirin to accept the recommendation of Mr. Bronowski for the 2025 insurance renewal as presented. No discussion. Motion carries.

Engineer Report:

- A. Mr. Muzumdar's report was included in the board packet and he discussed the items contained within it, and it was accepted by the Board on the topics of Redwood Development Sewer Extension, Overflow Basin Generator, Sikh Church Development, Franklin Estates, and US 30 Force Main. The report was accepted.

Committee Reports:

- A. Maintenance: Brian Smolar, Project Manager provided an update on Redwood everything is completed and will update the map over the winter and that the little dips that Arnie reported are only 1/8 in in 5' long pipes. Combined daily flows we are still under a million at .93 MGD and calibration is set for October. Bypass pumping is going smoothly regarding the force main that is being replaced. Regarding the generator we are just waiting for the gas meter part, and it will be put in. The report was accepted.
- B. Personnel: Director Mirin Chair. No report

Financial Report:

Claims: Motion made by Mr. Kymakis to approve accounts payable vouchers dated August 10, 2024 presented from, July 18, 2024 through, August 10, 2024, in the amount of \$132,783.82 for accounts payable vouchers 34135-34211, seconded by Ms. Williamson. No discussion. Motion carries.

Old Business:

Christmas Party discussion. Mr. Smith left the meeting. Locations were discussed. Lighthouse in Cedar Lake was selected. Gino's in Merrillville if Lighthouse cannot accommodate. Ms. Sattler to confirm available dates.

New Business:

There was no new business.


Audience Comments:

There were no audience comments.

Adjourn:

Motion by Mr. Kymakis, seconded by Ms. Williamson to adjourn. No discussion. There being no further business, the meeting was adjourned at 10:30 a.m.

APPROVED this 22 day of AUG

By 
Chairman

ATTEST:



**Minutes of Meeting of Board of Directors
Independence Hill Conservancy District
Thursday, August 1, 2024**

A special meeting of the Board of Directors of Independence Hill Conservancy District was held on Thursday, August 1, 2024, at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. The Chairman David M. Uzelac called the meeting to order at 5:00 p.m. and led the Pledge of Allegiance. The Secretary, Lynn E. Sattler, called the roll, and the following directors, staff and advisors were present or absent as noted:

<u>DIRECTORS:</u>	<u>Present</u>	<u>Absent</u>
Michael A. Mirin, Area 1 Director		X
Christina Williamson, Area 2 Director	X (Phone)	
George Kymakis, Area 3 Director	X	
James W. Beshears, Area 4 Director	X	
David M Uzelac, Area 5 Director	X	

<u>STAFF/ADVISORS:</u>	<u>Present</u>	<u>Absent</u>
Lynn E. Sattler, Secretary, Office Manager, Clerk	X	
Aravind S. Muzumdar, Engineer	X	
Terrence Bronowski, Accountant		X
Smith Sersic, Attorney, by Kevin Smith	X (Phone)	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

US 30 Force Main Project and Publication Notice:

The District Engineer spoke re: US 30 Force Main plans and specifications and that they are completed and have provided to the Board. Mr. Muzumdar has provided his report including discussion of the bond requirement by the state and that the work is to be substantially completed by the contractor within 60 days of the notice to proceed. Notice of bids will be published on 8/8/24 and 8/15/24 and bids will be opened on 8/22/24 at 5:00 p.m. at the District Office.

A \$10,000 performance bond will need to be given to the state on behalf of the District.

Discussion continued regarding the force main project; an extra 30' will be added to the specs.

Mr. Smith indicated that in his review of the notice to bid there are still two issues: first that there is still language regarding the common construction wage that needs to be removed. Second, that the bid opening date needs to be corrected to read August 22, 2024, not August 20, 2024. He emailed these matters to Ms. Sattler and Mr. Muzumdar. Motion by Mr. Beshears, seconded by Mr. Kymakis to authorize the project to go out to bid and to publish the notice to bid all in substantial conformity with the plans and specifications.

Whitcomb Terrace:

The Chairman further reported that it was discovered for approximately two years Whitcomb Terrace instead of being charged by flow it was being charged by the water company (Indiana American) \$20 flat rate per building per month and probably should be \$50-60 a month based upon flow.

Mr. Uzelac indicated he called several times to Whitcomb Terrace with no response. It was then discovered that the water company did not bill them correctly. The water company indicated that they would not bill them correctly to make the District whole. Mr. Beshears asked if we are charging a flat rate. Ms. Sattler indicated no it is supposed to be by the meter. The meters are owned by the water company/Utilities, Inc. A discussion was had regarding how to recapture the loss to the District. Mr. Smith asked if there was a billing agreement with Indiana American water. Ms. Sattler said yes. Mr. Smith asked if there is data regarding the actual usage in the buildings even though it was not billed correctly. Ms. Sattler will be checking with the water company. Ms. Williamson asked if we could use the past averages if we can't get the data. Mr. Smith stated yes, that would be the back up plan. Mr. Beshears asked how the data is sent over every month. Ms. Sattler said we have to look to see how far back we have.

US 30 Force Main Project Bond/Soil Borings:

Motion by Kymakis to instruct Lynn Sattler to obtain a \$10,000 bond for the force main project as required by the State of Indiana. Beshears seconded. No further discussion. Motion Carries.

Ms. Williamson left the meeting at 5:16 p.m.

Discussion continued regarding the need or lack thereof for soil borings at the site.

Motion by Mr. Kymakis to approve soil borings at the site not to exceed \$7,000. Seconded by Mr. Beshears. No further discussion. Motion carries.

Old Business – None

New Business:

There is a seminar for 8/26-27/2024. Ms. Sattler would like to send Charmayne and Linda for computer training. Motion by Mr. Kymakis to approve their attendance at the seminar in Fishers, IN including hotel, meals, and mileage. Seconded by Mr. Beshears. No further discussion. Motion carries.

Audience Comments:

There were no audience comments.

Adjourn:

Motion by Mr, Kymakis, seconded by Mr. Beshears to adjourn. No discussion. There being no further business, the meeting was adjourned at 5:24 p.m.

APPROVED this 10th day of AUG

By: 
Chairman

ATTEST:



DA NOTICE

Independence Hill Conservancy District (IHCD) will generally, upon request and without charge, provide appropriate aids and services for qualified persons with disabilities so that they can participate equally in IHCD programs, services, and activities, such as qualified sign language interpreters, and documents in large print, for example, for people who have speech, hearing, or vision impairments. Anyone who requires an auxiliary aid or service should contact the IHCD office as soon as possible, but no later than 24 hours before the scheduled event, at 8015 Cleveland Place, Merrillville, IN 46410, telephone 219-769-3996, fax 219-769-6237, email contact@IHCD-in.com, or dial Relay Indiana, at 711 or 800-743-3333.