

**Minutes of Meeting of Board of Directors  
Independence Hill Conservancy District  
Tuesday, January 9, 2024**

A regular meeting of the Board of Directors of Independence Hill Conservancy District was held on Tuesday, January 9, 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:

<b><u>DIRECTORS:</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
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	
<b><u>STAFF/ADVISORS:</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Lynn E. Sattler, Secretary, Office Manager, Clerk	X	
Aravind S. Muzumdar, Engineer	X	
Terrence Bronowski, Accountant	X	
Angela Jones, Attorney	X	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

**Chairman Report: (Chairman David Uzelac)**

- A. **Resolution 2024-01: Authorizing Increase in Employee Compensation:** Every year SBOA requires IHCD to put forth this resolution identifying employee compensation and increases. Motion made by James Beshears and seconded by George Kymakis. No discussion. All in favor and none opposed. Motion carried.
- B. **Storage of America: IHCD Form 5.5: Sewer Construction Permit:** IHCD Form 5.5 was distributed. Brian Smolar and Lynn Sattler reviewed the permit. Mr. Muzumdar advised there should be contingencies for tap in fees and also advised they cannot start work at this point anyway. Mr. Muzumdar advised he recommendation deferral on this Permit until proper application is submitted. Mr. James Beshears moved to table the permit application until it is filled out appropriately. This motion was seconded by George Kymakis. No discussion. All in favor and none opposed. Motion carried.

**Minutes of Meetings:**

- A. **November 8, 2023, Regular Meeting (Amended).** James Beshears made a motion to

approve. Seconded by Michael Mirin. No discussion. Motion carries.

- B. **December 27, 2023, Year End Meeting.** Michael Mirin made a motion to approve. Seconded by George Kymakis. No discussion. Motion carries.

### **Attorney/Legal Report**

None.

### **Accountant Report:**

- A. **Resolution 2024-02: IHCD Holiday Schedule for the Calendar Year of 2024:** This resolution is 2024 to set in for IHCD. These are the same holidays that are authorized by Lake County. IHCD has historically mirrored lake county holiday schedule. George Kymakis made a motion to approve Resolution 2024-04. Seconded by James Beshears. No discussion. All in favor and none opposed. Motion carried.

### **Engineer Report:**

- A. **Replacement of Sewer Main at the intersection of US 30 and Taney Place:** Nipsco was notified by email on January 2, 2024 that IHCD board disagrees with Nipsco position that IHCD is responsible for the costs associated with the relocation of their police. However, in the interest of facilitating the necessary sewer improvements for the benefit of the community, IHCD approved the payment for the relocation in the amount of \$112,976.00. The current expiration date for the INDOT permit is 2/1/24. We have informed INDOT that IHCD will be requesting an extension of time on the permit.
- B. **1213 E. Lincoln Highway: Building Sewer Permit:** Mr. Muzumdar recommends approval of the building sewer contingent upon the following: (1) receipt of a connection fee as determined by IHCD; (2) approval of the sewer installer "Waterton Construction LLC" by IHCD board; (3) B-Borrow bedding complies with ASTM D-2321, Class 2 bedding for PVC Sanitary Sewer Pipe; and (4) all construction work be performed only during regular business hours of IHCD.
- C. **Redwood Merrillville: Sewer Main Extension:** Mr. Smolar to provide the status of sewer main construction and Contractor's activities on the project.
- D. **Young America & South Brook Subdivision: Lining of Laterals:** Mr. Smolar to provide update.
- E. **Overflow Basin Generator:** No new development.

### **Committee Reports:**

- A. **Maintenance:** Brian Smolar, Project Manager:
- a. **Young America:** Mr. Smolar presented a punch list to USACE and LGS plumbing. The contractor agreed to fix nine of the issues and had already repaired seven of them. The other eight will be re-televised before the 1-year warrant expires. They will be asking for 60-day extension anyway given the upcoming weather conditions

- b. Average Daily flows: almost 1.4mgd. This is very high but it is also the holidays and liberty estates already has 40 units hooked up.
- c. Liberty Estates: 40 units already hooked up.
- B. Personnel: Director Mirin Chair, No Report.
  - a. Chairman Uzelac advised that we are going to be picking up the new vehicle in 6-8 weeks for new employee. No need to purchase an older vehicle.
  - b. Further, when the new employee uses his own vehicle, IHCD has to pay mileage pursuant to the law.

**Financial Report:**

Claims: Accounts Payable Voucher Register Summary batch dated January 9, 2024. Motion made by George Kymakis to approve vouchers 33595 through 33623 in the amount of \$154,866.47 Seconded by Michael Mirin. No discussion. All in favor, motion carries.

**Old Business:**

Meetings in February and March (one saturday per month). Recommendation to move March 5 to March 9 to 10am. Also recommending February 6 moved to February 10. Motion to approve 2024 calendar brought by James Beshears. Seconded by George Kymakis. No discussion. All in favor and none opposed. Motion carried.

**New Business:**

Town of Merrillville will be putting an apple orchard at Rosenbaum Orchard Park. IHCD asked to store trees on our property, IHCD has no issue with this.

The gutter in front of IHCD building is currently overflowing.

**Audience Comments:**

There were no audience comments.


**Adjourn:**

There being no further business, the meeting was adjourned at 5:24 p.m...

APPROVED this 23 day of Jan

By: Dave Uz  
Chairman

ATTEST:

  
Secretary

**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](mailto:contact@IHCD-in.com), or dial Relay Indiana, at 711 or 800-743-3333.

**Minutes of Meeting of Board of Directors  
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**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(By Phone)	
 Brian Smolar, Project Manager	 X	

A Quorum existing, the meeting was held.

**Chairman Report: (Chairman David Uzelac)**

A. No report.

**Minutes of Meetings:**

- A. January 9, 2024, Regular Meeting. Motion to approve Minutes by Mr. Mirin. Seconded by Mr. Kymakis. No discussion. Motion carries.

**Attorney/Legal Report**

- A. Attorney Kevin Smith present over telephone. NIPSCO issue discussed. Payment was made under protest per last meeting. Attorney Smith to attend Executive Session to further discuss the possibility of obtaining a refund of payment.

**Accountant Report**

- A. Mr. Bronowski present. November and December, 2023 reports distributed. November 30, 2023, District had \$5,770,000.00. December 31, 2023, because tax draw came up,

District had \$6,741,000.00.

Motion by Mr. Beshears to accept the cash balance statement for November 30, 2023 in the amount of \$5,770,000.00. Seconded by Ms. Williamson. No discussion. Motion carries.

Motion by Mr. Beshears to accept the cash balance statement for December 31, 2023 in the amount of \$6,741,000.00. Seconded by Ms. Williamson. No discussion. Motion carries.

### **Engineer Report:**

Mr. Muzumdar presented a report on the following items:

- 1) Replacement of Sewer Main at the intersection of US 30& Taney Place – Check was delivered by the IHCD staff to NIPSCO.
- 2) 1213 W Lincoln Highway – Building Sewer Permit: Storage of Mercia Building Sewer Permit - Action deferred until IHCD is in receipt of Sewer Connection Fee in amount of \$9,357.24 and approval of proposed sewer installer “Waterton Construction LLC.
- 3) Redwood Merrillville – Sewer Main Extension – Mr. Smolar will report.
- 4) Young America & South Brook Subdivisions – Lining of Laterals – Mr. Smolar will report on the project.
- 5) Overflow Basing Generator – No Development.
- 6) Franklin Estates – Sewer Main Extension Permit – Just received plans from Mecca Engineering – reviewing at this time.

### **Committee Reports:**

- A. Maintenance: Brian Smolar, Project Manager:
  - a. Lining Project is wrapping up. Couple of items remaining. Warranty on several items to be extended for two years.
- B. Personnel: Director Mirin Chair. No Report.

### **Financial Report:**

Mr. Uzelac informed the Board that the office was experiencing issues with the file server. At this time, a list of claims was given to the Board for review and approval. An official document will be presented to the Board at the next meeting for signature.

Mr. Bronowski stated that the Annual Disclosure was sent by London Witte. He completed the questionnaire and Mr. Uzelac signed the document for submittal. The bond will be paid in full in 2025.

Mr. Beshears made a motion to approve payment of the attached accounts payable list of claims in the amount of \$298,843.42, seconded by Mr. Mirin. No discussion. Motion carries.

**Old Business:**

Mr. Beshears stated that the gutter on the building was overflowing. He contacted Doug Rettig, the condo representative regarding the issue and he is in the process of obtaining bids to have the gutters cleaned.

**New Business:**

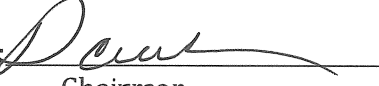
No new business.

**Audience Comments:**

There were no audience comments.

**Adjourn:**

There being no further business, the meeting was adjourned at 5:16 p.m. Motion by Mr. Kymakis, seconded by Ms. Williamson.

APPROVED this 10<sup>th</sup> day of FEB  
By:   
Chairman

ATTEST:



**ADA NOTICE**

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**Minutes of Meeting of Board of Finance  
Independence Hill Conservancy District  
Tuesday, January 23, 2024**

A meeting of the Board of Finance of Independence Hill Conservancy District was held on Tuesday, January 23, 2024 at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. Director James W. Beshears called the meeting to order at 5:20 p.m. following the regular meeting of the Board of Directors of Independence Hill the Secretary, Lynn E. Sattler, called the roll, and the following directors, staff and advisors were present or absent as noted:

<b><u>DIRECTORS:</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
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	
<b><u>STAFF/ADVISORS:</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
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 phone	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

**Election of Officers:**

- A. Motion made by David Uzelac to keep the same officers as 2023 for 2024. James Beshears, Chairman; George Kymakis, Treasurer; and Christina Williamson, Secretary. Mirin seconded. No discussion. All in favor, none opposed. Motion carries.

**Investment Report:**

- A. Terry Bronowski introduced the Board of Finance Report for Year Ended December 31, 2023.

Motion by Mr. Uzelac to approve the Board of Finance Report for Year Ended December 31, 2023. Seconded by Mr. Mirin. No discussion. Motion carries.

There being no further business, the meeting was adjourned at 5:53 p.m. Motion by Mr. Kymakis, seconded by Mr. Uzelac.



APPROVED this 11<sup>th</sup> day of FEB

By: [Signature]  
Chairman

ATTEST:

[Signature]  
Secretary

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# INDEPENDENCE HILL CONSERVANCY DISTRICT

Cash Balances as of December 31, 2023

## General Fund

Checking Account Balance	\$	2,244,660.50
Petty Cash	\$	150.00

### Investments:

	Interest Rate	Date Matures		
Centier Bank	5.15	3/7/2024	\$	<u>2,153,608.99</u>

Total General Fund Investments	\$	2,153,608.99
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Total General Fund Cash and Investments	\$	<b>4,398,419.49</b>
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## Cumulative Improvement Fund

Checking Account Balance	\$	1,192,620.81
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### Investments:

	Interest Rate	Date Matures		
Centier Bank	5.15	3/7/2024	\$	<u>1,150,001.58</u>

Total Cumulative Fund Investments	\$	1,150,001.58
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Total Cumulative Improvement Fund Cash and Investments	\$	<b>2,342,622.39</b>
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Total Cash and Investments	<u><u>\$ 6,741,041.88</u></u>
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In preparing this Cash Balance Report I have reviewed the bank reconciliations for all accounts and find them to be reconciled properly.



Terrence Bronowski CPA

# INDEPENDENCE HILL CONSERVANCY DISTRICT

Cash Balances as of November 30, 2023

## General Fund

Checking Account Balance	\$	1,458,827.78
Petty Cash	\$	150.00

### Investments:

	Interest Rate	Date Matures		
Centier Bank	4.70	12/24/2023	\$	<u>2,125,261.50</u>
Total General Fund Investments			\$	2,125,261.50

Total General Fund Cash and Investments	\$	3,584,239.28
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## Cumulative Improvement Fund

Checking Account Balance	\$	1,051,456.98
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### Investments:

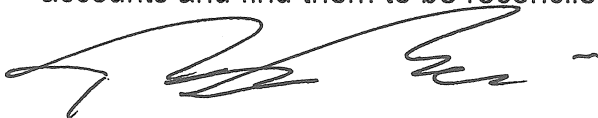
	Interest Rate	Date Matures		
Centier Bank	4.70	12/24/2023	\$	<u>1,134,864.36</u>
Total Cumulative Fund Investments			\$	1,134,864.36

Total Cumulative Improvement Fund Cash and Investments	\$	2,186,321.34
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Total Cash and Investments	\$	<u><u>5,770,560.62</u></u>
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In preparing this Cash Balance Report I have reviewed the bank reconciliations for all accounts and find them to be reconciled properly.



Terrence Bronowski CPA