

**Minutes of Regular Meeting of Board of Directors
Independence Hill Conservancy District
Saturday, March 9, 2024**

A regular meeting of the Board of Directors of Independence Hill Conservancy District was held on Saturday, March 9, 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.**, led the Pledge of Allegiance and 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	
George Kymakis, Area 3 Director	X	
Christina Williamson, Area 2 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	
Angela Jones, Attorney	X (remotely)	
Brian Smolar, Project Manager	X	

Chairman Report: (Chairman David Uzelac)

Minutes of Meetings:

February 16, 2024: Regular Meeting: Michael Mirin made a motion to approve the minutes as presented, seconded by Christine Williamson. No discussion. All in favor and none opposed. Minutes approved.

February 16, 2024: Annual Meeting: Michael Mirin made a motion to approve the minutes as presented, seconded by James Beshears. No discussion. All in favor and none opposed. Minutes approved.

Legal Report: (Attorney Angela Jones)

Form 5.4 Application for sewer installers. Review changes that reflect the requirement for proof of insurance and other changes. Board reviews revisions. Discussion regarding the event of a company insurance lapse. Discussion regarding requirements necessary to be permitted to install sewers. Motion by George Kymakis to approve Form 5.4 Sewer Installer qualification. Seconded by James Beshears. No discussion. All in favor and none opposed. Motion carries.

Accountant Report:

Terrence Bronowski discusses 2 certificates of deposit, one cumulative fund and one general fund for renewal for a period of 90 days. He was instructed by David Uzelac to reinvest before discussion with the board occurred in order to secure the interest rate. Motion to ratify the reinvestment of CD ending in #2786 and the CD ending in #5471 by James Beshears. Seconded by Christine Williamson. No discussion. All in favor and none opposed. Motion carries.

Gateway Annual Report transmitted February 29, 2024 by Terrence Bronowski and submitted in a timely fashion.

Engineer Report:

Mr. Muzumdar reported on the following items.

- 1) Intersection of US 30 & Taney Place: Request for information from INDOT under Public Records.
- 2) 1213 W Lincoln Highway-Building Sewer Permit: Storage of America, Building Permit. No Development
- 3) Redwood Merrillville, Sewer Main Extension: No Development
- 4) Overflow Basin Generator: We have been informed by Continental Electric that they have been notified by the Generator Manufacturer that they are estimating the unit to be delivered by the end of June.
- 5) Franklin Estates, 8527 Grant Street: Sewer Main Extension Permit: No development.
- 6) Resurfacing of Asphalt Pavement at the Pump Station Driveways: Attached is a copy of RFP(attachment 1) that was submitted to following Contractor for submission of their quotes:
 - a) Rieth Riley Construction Co., Gary
 - b) A-1 Asphalt, Crown Point
 - c) Site Services, Inc., Highland
 - d) ABC Asphalt Inc., Crown Point
 - e) R & L Paving, Merrillville
 - f) Paul's Paving, Merrillville

Quotes for the above work are due and will be opened at the March 19th Board Meeting. We have also included an optional item to restore the Pavement that was damaged during the exploration for the location of Steel Casing at the Southeast corner of US 30 & Taney Place.

Committee Reports:

Maintenance:

Brian Smolar reports he has secured two estimates to do that restoration on the southeast corner of Route 30 and Taney Place. That was where Grimmer started. As soon as the asphalt plants are done, people are going to start calling us to fix this. We

damaged this when Grimmer dug for the casing and that includes everything, the paving, the landscaping and taking the well point pipe that's sticking up, we are going to take that out or cut it down and fill it with stone.

Question: 1. Grimmer did this, correct? Yes.

Is it upon them to repair it? You guys released them out of the contract. They had a price per unit. They were getting \$149,000 to do a project. It was unable to be done. They did a portion of it, so they charged us for what they did but there was no cap, they could have charged \$20,000 to do this so we had to stop it at that point. It was the smart thing to do because there was nothing to cap them. Discussion continues.

David asks to explain what happens when we have three different contractors. Each contractor can mess up the other's work performed. It's better to have one person do it all. Discussion continues. We will cut a square and go around the sewer.

Brian recommends going with LGS and then you hire one contractor to do it all. Motion by George Kymakis to approve the proposal of LGS Plumbing for the total restoration of the corner of Taney Place and US 30 in the amount of \$9,200. Seconded by Christine Williamson. No discussion. All in favor and none opposed. Motion carries.

Total flows for February was 1 MGD a day, so that's pretty good. We are doing the Chapel Hill lift station valves on March 13. So we are doing all 4. Kennedy valves, we are going with gate valves and that concludes my report.

Discussion regarding whether to send Grimmer a letter denying bid. Brian normally calls them.

No overflows yesterday. We had one homeowner that said he had sewage, but his sump pump got disconnected. We got calls in MCD and GSD from people saying their basement was flooded.

Personnel:

David Uzelac: On everyone's package, everyone received a letter that Jackie Dawson did resign and put her letter of resignation in. Last Wednesday was her last day and I would like to advertise to hire for this old position. I had Charmayne and Lynn write out the specs and the qualifications that we are going to be looking for in the next person so if you guys want to discuss this, what I am looking for on this is a clearance to go ahead and move on with the Indeed and what we talked about. We are going to go to the upgraded Indeed, not the Indeed that's free that we always have a problem with. This one is going to be upgraded. But there was no disagreement, there was no

problem, she got another position and wants to move on. Discussion regarding whether or not to list the salary. Decision to not list salary is made. Discussion to raise the starting salary. Will base on what we get and experience. This is the front desk clerk position. Discussion regarding previous interviews/hiring and decide to publish it for 5 days and see what we get. Lengthy Discussion re verbiage of listing details.

Motion by James Beshears to move forward with the advertisement for the Front Desk Clerk with the advertisement of the salary of \$15.25 or \$15.75 (to be confirmed before listing) Seconded by Christine Williamson. No discussion. All in favor and none opposed. Motion carries.

Financial Report:

1. Motion by George Kymakis to approve the Accounts payable vouchers and claim docket dated March 9, 2024, beginning with voucher #33728 through #33775 in the amount of \$52,180.86. Seconded by Christine Williamson. No discussion. All in favor and none opposed. Motion carries.

Old Business:

None.

New Business:

David Uzelac: I will be calling the executive session for next Saturday. I was told everyone is available on Saturday. The board agrees to a 9:30 am start time.


Audience Comments:

None.

Adjourn:

There being no further business, the meeting was adjourned at 10:38 a.m.

APPROVED this 16th day of April, 2024.

By: 
Chairman

ATTEST:


Secretary

**Minutes of Meeting of Board of Directors
Independence Hill Conservancy District
Saturday, March 23, 2024**

A regular meeting of the Board of Directors of Independence Hill Conservancy District was held on Saturday, March 23, 2024, at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. The Chairman David M. Uzelac called the meeting to order at 9:00 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:

	<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	

STAFF/ADVISORS:

	<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 phone)	
Brian Smolar, Project Manager		X

A Quorum existing, the meeting was held.

Chairman Report: (Chairman David Uzelac)

- A. Executive Session Statement – Chairman Uzelac stated that the Board met in Executive Session on March 16, 2024, at 9:30 a.m. for the discussion of those matters listed in the public notice specifically discussion of strategy with respect to the initiation of litigation and to discuss job performance of employees. No subject matter was discussed in the executive session other than the subject matter in the public notice.
- B. Pay Increase - Chairman Uzelac brought up the desire to change the compensation away from the manner in which board members are compensated, namely, from a per meeting compensation and per board work done per month (where board members turn in their interactions with the District on a monthly basis) to a flat rate of compensation per month similar to almost all other public entity boards. This change would not impact the longevity pay, which would remain unchanged. A discussion was had regarding the positives of this, and Ms. Sattler commented that there is sometimes confusion from board members on what interactions with the District are compensable under the current system and what are not. Mr. Smith commented that he believes a flat rate system works better and eliminates any confusion and that it also becomes consistent with how other boards that he is familiar with compensate

their board members. It was also discussed that any change in the manner or amount of compensation would have to be approved by the court and that any change should also be reflected by an amendment to the bylaws. A motion was made by Mr. Beshears and seconded by Mr. Kymakis to change the compensation of Directors from the current system to a flat rate. No further discussion. Motion carries.

The Board next considered what the flat rate would be. Mr. Kymakis made a motion to set the monthly flat rate of Directors to \$1,250 per month. Seconded by Ms. Williamson. The compensation would not be instituted until approved by the court and would then be retroactive to the date of said approval. No further discussion. Motion carries.

- C. Proposals Milling & Resurfacing IHCD Pump Stations Driveways. Three Sealed Proposals/Quotes were received and opened by Chairman Uzelac. These were received in response to the request for proposals sent to six qualified paving companies by the District Engineer on or about February 23, 2024. The three proposals were from Site Services, Inc., ABC Asphalt & Company, and Rieth Riley. Each quote was opened and read aloud by Chairman Uzelac as follows:

1. Site Services, Inc.

Overflow Basin Driveway	\$	5,357.50
Overflow Basin Service Road	\$	32,145.00
Chapel Hill Pump Station	\$	3,872.75
Pump Station #1 Driveway	\$	9,230.25
Taney Pump Station Driveway	\$	<u>20,879.50</u>
Total	\$	71,485.00.

2. ABC Asphalt & Company

Overflow Basin Driveway	\$	5,859.00
Overflow Basin Service Road	\$	24,921.00
Chapel Hill Pump Station	\$	4,761.35
Pump Station #1 Driveway	\$	9,125.18
Taney Pump Station Driveway	\$	<u>14,811.60</u>
Total	\$	59,478.10

3. Rieth Riley

Overflow Basin Driveway	\$	12,924.00
Overflow Basis Service Road	\$	27,678.00
Chapel Hill Pump Station	\$	21,291.00
Pump Station #1 Driveway	\$	23,578.00
Taney Pump Station Driveway	\$	<u>25,740.00</u>
Total	\$	111,211.00

Motion made by Mr. Mirin to refer materials to engineering and legal for review. Seconded by Ms. Williamson. No further discussion. Motion carries.

Minutes of Meetings:

- A. Motion made by Mr. Mirin to table Minutes of March 9, 2024 Regular Meeting and seconded by Ms. Williamson. No further discussion. Motion carries.

Attorney/Legal Report

- A. Mr. Smith had no report. The Directors asked if there had been any response from NIPSCO regarding the return of the money for the canceled work at US 30 and Taney Place. Mr. Smith responded that no response had been received to date.

Accountant Report:

- A. Mr. Bronowski confirmed to the Board that the Annual Report was accepted.

Engineer Report:

- A. Mr. Muzumdar was not in attendance but his report dated March 9, 2024 was received.

Committee Reports:

- A. Maintenance: Brian Smolar, Project Manager. Mr. Smolar was absent due to a recent surgery. Chairman received call from Mr. Smolar on March 19th advising of a force main break on Route 30. Emergency repair was made. General discussion of pipeline inspection and maintenance. Mr. Beshears voiced concern about the thinning of the walls on the line and suggested a camera to be run through it to see how thick the walls are and to ask the engineer and Mr. Smolar if this should be done. Mr. Smith dropped off the phone at the end of this discussion.
- B. Personnel: Director Mirin Chair. No report.

Financial Report:

Claims: Motion made by Mr. Kymakis for accounts payable vouchers presented from March 23, 2024 in the amount of \$3,443,643.82 for accounts payable vouchers 33776-33814. Motion seconded by Ms. Williamson. No discussion. Motion carries.

Old Business:

There was no old business.

New Business:

Chairman Uzelac presented proposal from Ebert's Enterprises LLC for lawn care. No changes in the contract from the previous two years. Motion made by Mr. Beshears to approve 2024 lawn care contract of Ebert's Enterprises LLC and seconded by Mr. Mirin. No further discussion. Motion carries.

Audience Comments:

There were no audience comments.

Adjourn:

There being no further business, the meeting was adjourned at 9:39 a.m. Motion by Mr. Kymakis and seconded by Ms. Williamson.

APPROVED this 27th day of MARCH
By: David Uzelac
Chairman

ATTEST:

Lynn E. Sattler

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
Wednesday, March 27, 2024**

A regular meeting of the Board of Directors of Independence Hill Conservancy District was held on Wednesday, March 27, 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:

DIRECTORS:

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

STAFF/ADVISORS:

	<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	
Brian Smolar, Project Manager		X

A Quorum existing, the meeting was held.

Chairman Report: (Chairman David Uzelac)

A. None

Attorney/Legal Report

A. Resolution 24-03 A Resolution Amending Section 2.7 of the IHCD Code Relating to Board Compensation. Motion to approve Resolution 24-03 by Mr. Kymakis, seconded by Mr. Mirin. No discussion. Motion carries. Resolution is Approved.

A. Maintenance: Brian Smolar, Project Manager. No report

B. Personnel: Director Mirin Chair. No report.

Old Business:

- A. March 23, 2024 Regular Meeting Minutes for Approval. Motion by Mr. Mirin to approve the minutes of Saturday, March 23, 2024, seconded by Mr. Kymakis. No discussion. Motion carries.
- B. Award of Milling and Resurfacing Pump Station Driveways. After review of the quotes received the District Engineer recommends awarding the work to ABC Asphalt Inc. in the amount of \$59,584.10 as the lowest responsive and responsible quoter. Motion by Mr. Kymakis, seconded by Ms. Williamson. No discussion. Motion carries.
- C. Mr. Kymakis asked for an update on the funds to be refunded from NIPSCO. Mr. Smith informed the Board that he had recently (today) had contact with NIPSCO and that they informed him that the refund would be processed in the regular course of business.

New Business:

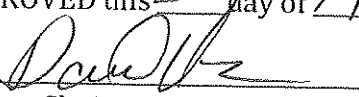
- A. None.

Audience Comments:

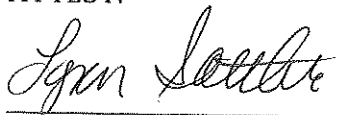
There were no audience comments.

Adjourn:

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

APPROVED this 24 day of April
By: 
Chairman

ATTEST:



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.