

**Minutes of the Board of Directors
Independence Hill Conservancy District
Wednesday, November 6, 2024**

A Regular Meeting of the Independence Hill Conservancy District was held on Wednesday, November 6, 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 (remotely)	
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. **US30 Force Main Replacement:** Chairman Uzelac advised that the project is completed but for the punch list. This project was very successful. This was completed ahead of schedule. Restoration is remaining.
- B. **Liberty Estates West:** Chairman Uzelac had a discussion with Mr. Muzumdar and Mr. Smolar regarding this. Mr. Muzumdar's report indicates a new development. This will potentially be 600 apartment units off Whitcomb street. Chairman Uzelac would like an assessment because this will be connected to our new force main. Until this gets submitted to IHCD, there is really nothing to discuss at this time. Mr. Smolar showed the board a map location of the new Estates.

Minutes of Meetings:

- A. **October 15, 2024 (Regular Meeting):** Motion made by Michael Mirin to approve the minutes and seconded by Christina Williamson. No discussion, all in favor and none opposed, motion carried.

Attorney/Legal Report

- A. **Redwood Merrillville Development:** A representative, Steve Kedra, was present at the meeting. He advised that he is representing Chris Hooker. Counsel advised that changes are needed in the bond and Mr. Kedra advised that is forthcoming. Redwood requested preliminary approval of the agreement and counsel advised there are no issues with the agreement and recommended approval of the agreement as well as the bond pending approval by counsel. Motion made by James Beshears to provide preliminary approval of the agreement and bond pending counsel review and approval. Seconded by George Kymakis. Mr. Smolar advised that the sewer was televised in July and will need to be re-televised so moving forward with the agreement is important. All in favor and none opposed, motion carried.
- B. **2025 IHCD Annual Meeting:** Counsel advised we need to set the annual meeting. It is generally done on the third Friday of February. IHCD hereby makes a verbal resolution to set the annual meeting for Friday, February 21, 2025 at 5pm. Motion made by Michael Mirin and seconded by Christina Williamson. No discussion. All in favor and none opposed. Motion carried.

Accountant Report:

N/A

Engineer Report:

- A. Mr. Muzumdar was not present but submitted a written report ahead of time.

Committee Reports:

- A. Maintenance: Brian Smolar, Project Manager:
- a. 73rd/55: Roundabout is beginning again. There is discussion of raising the road 2.5ft high in order to not have to relocate the pipeline. Further discussion on the sloping of Taft.
- B. Personnel: Director Mirin Chair, No Report.
- a. None.

Financial Report:

Claims: Accounts Payable Voucher Register Summary batch dated November 6, 2024. Motion made by George Kymakis to approve vouchers 34394 through 34452 in the amount of \$643,311.24 seconded by Christina Williamson. Counsel inquired about legal services item for \$524k. Lynn advised that the docket will be revised to come from the cumulative fund. Lynn advised that the accountant recommended this procedure. Counsel wanted to make sure the item was placed properly in the docket. No further discussion. All in favor, motion carries.

Old Business:

None.

New Business:

Chairman Uzelac provided the board with a snow removal agreement. No changes were made to the agreement. It is the same as the year before. George Kymakis made a motion to approve, seconded by Christina Williamson. No discussion. All in favor and none opposed. Motion carried.

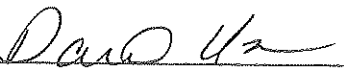
Audience Comments:

There were no audience comments.

Adjourn:

There being no further business, the meeting was adjourned at 5:30 p.m..

APPROVED this 23 day of NOV

By: 
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, or dial Relay Indiana, at 711 or 800-743-3333.

**Minutes of the Board of Directors
Independence Hill Conservancy District
Saturday, November 23, 2024**

A Regular Meeting of the Independence Hill Conservancy District was held on Saturday, November 23, 2024, at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. The Chairman David M. Uzelac called the meeting to order at 9:30 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:

<u>DIRECTORS:</u>	<u>Present</u>	<u>Absent</u>
Michael A. Mirin, Area 1 Director	X (entered at 9:52 am)	
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	
Angela Jones, Attorney (Remotely)	X	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

Chairman Report: (Chairman David Uzelac)

- A. **US30 Force Main Replacement – Liberty Estates Torrenga:** Chairman Uzelac stated that this was mentioned at the last meeting. Mr. Muzumdar stated that the average flow for development is estimated at 179,200 GPD and peak flow of 715,800 GPD. The wastewater will enter the US 30 Pump Station. Prior to IHCD's recent replacement of the 8" dia. force main with 10" dia. force main the pump station did not have the capacity. Mr. Muzumdar is recommending that the developer should reimburse the IHCD for 40% x \$680,000.00=\$272,000.00. The engineer is to send a letter to the developer stating that there is sewer availability but there could be additional financial costs.
- B. **MCD-** GSD has notified MCD that they want to renegotiate their contract without indicating how much the cost would be and how the new funds would be used. MCD, Hobart and Lake Station have filed an action in order to protect their interests requesting an explanation of the new costs. At this time the Board has agreed to let MCD negotiate the contract.
- Schererville** – Mr. Uzelac stated that Schererville filed a petition with IURC to expand their service area 10 miles outside the corporate boundaries. Because there is no map

filed with the petition MCD has filed a motion to intervene to protect their interests that border Schererville. Counsel has suggested the IHCD may want to also file a motion to protect the Districts interests. Mr. Beshears made a motion, seconded by Ms. Williamson to allow the attorney to file a motion to intervene in the Schererville expansion. Motion carried. (Mr. Mirin entered the meeting at this time.)

Attorney/Legal Report

- A. **Redwood Merrillville Development:** IHCD has not received the agreement or maintenance bond at this time. Legal is to follow up on this issue. The attorney left the meeting at this time.

Minutes of Meetings:

- A. **November 3, 2024 (Regular Meeting):** Motion made by Michael Mirin to approve the minutes and seconded by Christina Williamson. No discussion, all in favor and none opposed, motion carried.

Accountant Report:

Resolution 2024-07 – Fund Transfers – Mr. Bronowski stated that appropriation lines were moved to cover costs for the various items. After discussion, Mr. Kymakis made a motion, seconded by Mr. Beshears, to approve Resolution 2024-07. No discussion motion carried.

Mr. Bronowski stated that the District received a proposal from Mr. Tom Kayes regarding the renewal of the health insurance policy for the employees. It looks like if we maintain the same coverage, it would be an 8.5% increase.

Engineer Report:

Mr. Muzumdar's report was in the board packet, and it was accepted by the Board on the topics of Redwood Merrillville, Franklin Estates, and US 30 Force Main Between Hendricks and Marshall Streets, and Liberty Estates West Development.

Committee Reports:

- A. **Maintenance:** Brian Smolar, Project Manager:
Mr. Smolar stated that in the director packets is a proposal from Plus 1 Services for the Calibration of Eastech East Side and West Side meter in the amount of \$3,380.00. After the discussion Mr. Kymakis, seconded by Mr. Beshears, made a motion to accept the proposal from Plus 1 Services for the amount of \$3,380.00. No discussion, all in favor and none opposed, motion carried.
- B. **Personnel:** Director Mirin Chair, No Report.
 - a. None.

Financial Report:

Claims: Accounts Payable Voucher Register Summary batch dated November 23, 2024. Motion made by George Kymakis to approve vouchers 34453 through 34515 in the amount of \$87,969.68 seconded by Michael Mirin. No discussion. All in favor, motion carries.

Old Business:

Mr. Uzelac restated the motions that were passed at the beginning of the meeting to bring Mr. Mirin up to date.

Mr. Beshears asked about anyone filing for the 2025 election process. At this time, Ms. Williamson is the only applicant.

New Business:

Mr. Uzelac stated that the Lighthouse menu for the IHCD Christmas Party was in the director's packets. A discussion was held regarding the choices that were available. The orders for the entrees are to be in prior to the event.

Audience Comments:

There were no audience comments.

Adjourn:

There being no further business, the meeting was adjourned at 10:29 a.m.

APPROVED this 28th day of Dec

By: David [Signature]
Chairman

ATTEST:

Lynn Sattler
Secretary

ADA NOTICE

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