

**Minutes of Meeting of Board of Directors
Independence Hill Conservancy District
Tuesday, September 3, 2024**

A regular meeting of the Board of Directors of Independence Hill Conservancy District was held on Tuesday, September 3, 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	
Angela Jones, Attorney	X	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

Chairman Report: (Chairman David Uzelac)

- A. Elite Storage: Chairman Uzelac advised that there is a storage unit going in behind Tech Federal. Mr. Muzumdar advised that this will likely be an approval with contingencies related to connection and minimums of connection to comply with IHCD code. Insurance has been approved and tap in has been granted. Motion made by James Beshears to approve building connection for Elite Storage contingent upon Mr. Muzumdar contingencies. Seconded by George Kymakis. No discussion. All in favor, none opposed. Motion carried.

Minutes of Meetings:

- A. **August 22, 2024:** Motion made by Michael Mirin to approve the minutes and seconded by George Kymakis. No discussion, all in favor and none opposed, motion carried.
- B. **August 27, 2024:** Motion made by Michael Mirin to approve the minutes and seconded by George Kymakis. No discussion, all in favor and none opposed, motion carried.

Attorney/Legal Report

- a. Agreement on Dyer Construction Project: Counsel advised that she needs to review the agreement sent over today and that the issue of bonding for one year is not offensive given the project length is three months.

Accountant Report:

- a. Connection Fee: Elite Storage: Mr. Bronowski confirmed connection fee for Elite Storage at a value of \$4,743.85. The other buildings have no sewer connection or water so no fee will be applied. Should any buildings be connected, there will be a separate fee. So far, no additional fees.
- b. People's Bank Maturities: CD from general fund. Mr. Bronowski recommends renewal at the best rate available for another 90 days. CD from cumulative improvement fund ending in 4227. Mr. Bronowski recommends renewal of this for the best rate available for another 90 days.

Engineer Report:

- A. Elite Storage: this project includes several buildings, including 242 storage units. It also includes an office area with a bathroom. IHCD recommends approval with sewer upon several contingencies being met: (1) building sewer to be 6" SDR 35 PVC pipe to be connected to the existing stub or manhole at a minimum slope of 1%, (2) bedding for the sewer to comply with IHCD code; (3) a minimum of 3' of ground cover over the sewer; (4) provide a minimum 18" vertical separation distance from the water main; (5) receipt of connection fee; and (6) receipt of certificate of insurance.
- B. Redwood Merrillville: No developments.
- C. Overflow Basin: Mr. Smolar advised in his status report below
- D. US 30 Force Main: Preconstruction conference with Dyer Construction was held on August 28. IHCD advised contractor that they can proceed with ordering the long delay items on this project before they receive the proceed order from IHCD. IHCD has processed most of their shop drawings. This is still pending occupancy permit from INDOT. INDOT engineer advised that he has no comments on IHCD plans and recommended his office to issue the permit for the project. IHCD cannot proceed until that INDOT permit is issued.
- E. Franklin Estates: No developments.

Committee Reports:

- A. Maintenance: Brian Smolar, Project Manager:
 - a. Redwood: All things are done on IHCD end.
 - b. Easement Jetting: Beginning the week of September 23.
 - c. Generator: Waiting for transfer switch display replacement before start up.

- B. Personnel: Director Mirin Chair, No Report.
a. None.

Financial Report:

Claims: Accounts Payable Voucher Register Summary batch dated September 3, 2024. Motion made by George Kymakis to approve vouchers 34253 through 34278 in the amount of \$40,814.07. Seconded by Michael Mirin. No discussion. All in favor, motion carries.

Old Business:

Christmas Party at lighthouse this year 12/12/24.

New Business:


None.

Audience Comments:

There were no audience comments.

Adjourn:

There being no further business, the meeting was adjourned at 5:22 p.m..

APPROVED this 11th day of Sept
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 Budget Hearing/Meeting of Board of Directors
Independence Hill Conservancy District
Tuesday, September 17, 2024**

A budget hearing/meeting of the Board of Directors of Independence Hill Conservancy District was held on Tuesday, September 17, 2024, at IHCD office at 8015 Cleveland Place, Merrillville, Indiana. The Chairman David M. Uzelac called the meeting to order at 4:45 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	
Angela Jones, Attorney	X	
Brian Smolar, Project Manager	X	

A Quorum existing, the meeting was held.

Public Hearing of 2025 Budget:

Budget presentation by Terrence Bronowski. The General Fund budget was discussed and Mr. Bronowski advised that a true up with Merrillville may be coming this next year. Mr. Bronowski advised he would like to get the true up done through the 2023 years. There is a dispute with Gary pending on Merrillville side related to the flow and costs incurred. He budgeted into the line item just in case of the true up. He also increased the payroll to account for potential new hires. He said the unknown is the health care costs at this point. Budget all in for the general fund is \$4,327,550. The tax levy should go down 14.7%. This means the tax bill should be reduced by that amount.

The cumulative budget is set at \$2,000,000.00.

The full report is that IHCD is very fiscally sound.

This budget report has been advertised.

Audience Comments:

There were no audience comments.

Adjourn:

There being no further business, the meeting was adjourned at 4:55 p.m.

APPROVED this 1st day of Oct

By: 
Chairman

ATTEST:


Secretary

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