

Lake DeTurk Conservancy District (LDCD) Board Meeting Minutes  
October 13, 2015

- I. **Call to Order:** The LDCD Board met at 7:30pm Tuesday, October 13, 2015, in the First Christian Church Fellowship Hall. Chairman, Ron Reinhart, called the meeting to order with Vice-Chairman Joseph Cleveland, and Financial Clerk, Anna Radue present. Secretary Gary Folck and Director Glenn Russell were not able to attend.
- II. **Approval of minutes:** Minutes from the September 14, 2015, board meeting were distributed, amended, and approved as amended.
- III. **Meeting Ground Rules Moving Forward –** Reinhart reviewed the following rules for Board meetings:
  - a. The Board will not permit interruptions to the agenda by attendees.
  - b. The Board will complete the agenda before taking questions.
  - c. The Board will indicate when a topic encourages guest comment.
  - d. Public comment or questions will be the last agenda topic.
  - e. Residents wanting significant time must request adding a topic to the agenda prior to the meeting.
  - f. The Board will not encourage repetitive conversations, comments or questions and may respond by indicating “previously discussed”.
- IV. **Reading and Signing of Claims:** Following claims approved
  - a. \$5,928.75 – CBBEL – dam integrity project invoice
  - b. \$798.00 – Green3 - 2nd invoice west beach improvement plan
  - c. \$99.00 – Dropbox digital data annual storage
  - d. \$11.25 – City of Martinsville stormwater fees through end of year
  - e. \$85.91 – food/beverages for Dept of Correction work release crew
  - f. \$6.41 – Dick’s Sporting Goods basketball goal net replacement
  - g. \$25.36 – Bender Lumber Co. – lock for LDCD canoe in area 4

A motion was made and approved to pay claims.

V. **Reports**

a. **Financial Report**

General Fund: \$79,754.31

Cumulative Maintenance Fund (CMF): \$0.00

2014 remaining encumbered funds:

Maxwell Lawn Care - \$250 beach herbicide treatment

CBBEL – Dam Integrity Project \$17,887.25

2015 Encumbered funds:

Vallonia State Nursery – 2 wildlife packets - \$137.20

Eco Logic wildlife packet planting plan – \$300.00

Green3 – west beach plan - \$2,546.00

Receipts – bank account interest - \$1.34

## VI. Old Business

- a. **Adoption of 2016 Budget and Public Comment** – Reinhart read the line items of the 2016 Budget for both the General and Cumulative Maintenance Fund and briefly discussed. Reinhart asked for public comments. Meeting attendees had no comments. Cleveland moved to adopt the 2016 budget; Radue seconded the motion. The motion passed with a unanimous vote in favor. Board members signed the DLGF Form 4; Radue will upload to the online Gateway system.
- b. **Dam Integrity Project Update:** Reinhart reported LDCD entered the bidding process Oct 13<sup>th</sup> with the publication of the project's public notice in the Reporter. CBBEL contacted thirteen contractors to notify them of the project and bidding process. CBBEL staff will conduct a contractor's required meeting at 2pm Tuesday, Oct 20, 2015, on the dam. Sealed bids are due on or before Nov 10<sup>th</sup> at the Board's next meeting. The Board will open the sealed bids at the Nov 10<sup>th</sup> meeting and give to CBBEL staff to review and make a recommendation. At a later meeting the Board will then make a selection based on CBBEL's recommendation and the project will begin.
- c. **October Work Crew Accomplishments:** Radue updated the Board regarding the Oct 5, 6, and 9 workdays with the Department of Corrections work release crew. The crew removed invasive mulberry trees from Goodnight Meadow, cleared debris and pulled out a dead tree from the lake on the Ferguson common area, and cleared brush on the north inlet parcel. The City of Martinsville Street Department provided excellent support by quickly picking up the piles of brush and transporting off sight.

## VII. New Business

- a. **Integrity Projects Funding – Recommendation/Resolution:** Reinhart stated LDCD will need to acquire a 2-4 year loan of up to \$150,000 to fund the Dam Integrity Project. Reinhart and Radue contacted four banks - Citizens Bank, Home Bank, First Financial, and Old National - regarding a 2 year loan of up to \$150,000 with right to renew for 2 years. First Financial and Old National staff have previous experience loaning funds to conservancy districts. Reinhart and Radue recommended First Financial Bank, Terre Haute, IN, to be the lending

partner because they offered a competitive lending rate and favorable terms. The 2-year loan has a rate of about 3.2%, no prepayment penalties and option to renew for another 2-year. If paid back over 3 years, the \$150,000 loan will cost about \$10,000 in interest. The construction period for the Integrity Project is estimated to be 3-5 months. LDCD does not have the cash flow to pay the contractors; therefore, must obtain a loan. Cleveland asked if \$150,000 is enough. Radue responded LDCD will not know how much to borrow until the bidding process is completed. It is likely LDCD will not need to borrow \$150,000. First Financial is willing to loan up to \$200,000. Radue commented Alan Hux recommended contacting Steve Panagouleas, First Financial's Chief Loan Administrator. Panagouleas served as the chairman of a conservancy district in Avon for 5 years and is very knowledgeable of conservancy district operations. Board members signed a resolution to approve the loan. Radue will send a copy of the resolution and a copy of this meeting's minutes to Panagouleas.

- b. **Board Election – Areas 1, 4 & 5:** Reinhart reported Director Area 1 Cleveland's one year appointment expires at the February 16, 2016, annual meeting. Because of the staggered terms established by the Circuit Court at the time LDCD was established, 2 years remain on the Area 1 term of office. Also, Director Area 4 Russell's and Director Area 5 Folck's terms expire at the annual meeting. The last week of October the Board will mail letters to all freeholders in Areas 1, 4, and 5 with election information in addition to publishing a public notice in the Martinsville Reporter. Radue has updated all election documents on the website including nomination forms for the three areas.

#### VIII. **Public Comments and Questions**

- a. Raymond Marshall asked what is included in the Integrity Project. Reinhart briefly reviewed what is included in the project. The dam is currently considered "conditionally poor" and LDCD cannot purchase liability insurance. Most freeholders are not aware of the poor condition of the spillway enclosure on the downstream side of the dam which is the most dangerous area and must be repaired.
- b. Richard Kean stated that it is difficult to launch most boats on the current boat launch road due to the low level of the lake. Kean asked about a possible fish kill when the lake is lowered to move the dam valve. Reinhart responded the board has contacted both Aquatic Control and Rhett Wisener, IDNR fisheries biologist, to discuss. The consensus is there may be some fish lost, but this is the best time of the year to lower the lake as the lake will have turned over and will not be stratified. The contractor will lower the lake a minimal amount

to complete the work and will dike the work area. Once the work is completed, weather conditions will determine how quickly the lake will refill. Kean stated he liked the gate and lock on the boat launch road as it keeps non-residents from using the lake.

- IX. **Next Meeting:** 7:00pm, Tuesday, November 10, 2015, First Christian Church. Also note that an additional meeting in November will likely be called in order to finalize selection of the general contractor for the Dam Integrity Project.
  
- X. **Adjournment:** No additional discussion. Board meeting adjourned at 8:15 pm.