

**West Central Conservancy District
Regular Meeting Minutes
January 21, 2002**

Directors Present: S. Panagouleas, W. Holland, P. Allen, K. Buetow
Directors Absent: J. Crowe

Other interested persons in attendance: 5 Non- WCCD Board Representatives

The meeting was held in the WCCD Board Room at 5:04 P.M.

Motion by P. Allen second by K. Buetow, vote unanimous, to approve minutes of December 17, 2001, January 2, 2002 and January 11, 2002.

Motion by P. Allen, second by K. Buetow, vote unanimous, to approve claims 4849-4915.

R Goff reported:

- > Plant is running efficiently. No issues to address.

A. Hux reported:

- > Kingsway – case settled with Kingsway payment of four additional EDU's totaling \$8000.00.
- > Cedar Run Limited – contract completed with a modification for Davis part.
- > Rate Resolution 02-02, amending and restating West Central Conservancy District's schedule of rates ad charges to be collected by the WCCD.
- > 1st reading of Rate Resolution 02-02 to be held Public meeting January 25, 2002 at 4 P.M.
- > Public Hearing on Rate Resolution 02-02 to be held February 19, 2002 at 6:30 P.M. with Special Meeting to follow.

Webb, ACE reported:

- > Forest Commons Connector Sewer (100% of LS \$19,980)
 - Will incorporate into Dan Jones North project.

- IDEM construction permit expires June 1, 2002. If an extension is required, application must be made before April 1, 2002.
- > Dan Jones (South) Interceptor: (98% of LS \$42,835)
- Design of system is complete.
 - Application for IDNR floodway construction permit and the corresponding public notices have been completed; the application will be submitted to IDNR tomorrow. ACE has answered many inquiries pursuant to the floodway notification letter.
 - ACE met Don Stafford, Eric Tauer, and Banning Engineering to coordinate the IDEM construction permit applications for DJS and Stafford's projects. The submittal will be made to IDEM within a week. Banning stated over projects in the DJS region would not be ready for simultaneous submittal with DJS.
 - ACE will review Banning's plans and calculate oversizing costs prior to the IDEM submittal.
 - ACE's survey department is currently preparing easement descriptions for this project; they should be completed by midweek.
 - ACE drafted a letter of review by Hux and Goff regarding a concrete basketball court constructed in the existing sewer easement and directly over the existing sewer line that is to be replaced by this project.
- > Timber Bend Relief Force Main (80% of LS \$29,380)
- Design work on the force main has been suspended until a commitment has been made regarding the "Falcon Ridge" development or the need for increased capacity from the Timber Bend North lift station becomes more immediate.
- > Dan Jones (North) Interceptor: (90% of LS \$45,520)
- Design of system is complete.
 - ACE met with Russ Webb and Benchmark Consulting regarding a joint submittal to IDEM. Benchmark will have Woodcreek Farms and Woodcreek Crossing plans ready this week and will be ready to submit.
 - ACE met with Schneider regarding Republic Development's project, which could also be submitted to IDEM simultaneously. However, it appears sewer designs for this project is substantially behind Woodcreek. Not even conceptual plans have been provided to ACE. Ace made multiple attempts to contact Larry Moon about this project but did not get a response.
 - ACE's survey department is currently preparing easement descriptions for this project; they should be completed by mid-week.

- > Prestwick Interceptor: (90% of LS \$36,570)
 - The design is essentially ready for submittal to IDEM; however, the "partner" projects have apparently been delayed.
 - Unless directed otherwise by the Board, ACE will postpone submittal to IDEM until a committed developer is ready for a joint submittal. ACE will also monitor new connections north of CR 100 S as they effect the capacity of the "siphon lines".
 - ACE responded to an inquiry from Jeanne Pasquinelli of Portrait Homes, who apparently is interested in developing the condominium project already engineered; no time frame was indicated.

- > Northeast Sector Planning:
 - As mentioned above, the Woodcreek Crossing and Woodcreek Farms projects are nearly ready for submittal along with the WCCD's Dan Jones North interceptor. Upon receipt of the plans, ACE will make a final review and will calculate oversizing costs. ACE will also prepare the joint submittal.
 - Larry Moon has indicated he wants the Republic Development project (NE quadrant of CR 200 N X CR 800 E) to be submitted along with Woodcreek and DJN; however, his plans are not ready. The WCCD Board may need to give direction as to how long to wait for Republic.

- > Southeast Sector Planning:
 - As mentioned above, ACE believes the IDEM submittal for Dan Jones South interceptor will be joined only by the Stafford projects; developers' consultants have stated other developments are not ready.
 - ACE discussed with Stafford conceptual plans for a gravity line for Lexington Woods and a temporary force main for The Colony; both lines would cross Hollowbrook South to reach the DJS interceptor. Stafford neither agreed nor refused to cooperate, but the business history between involved developers suggests WCCD may need to procure the easement by condemnation.

- > Hollowbrook – Dan Jones S. E. can not find easements

(S. Panagouleas entered the Board meeting at 5:44 P.M.)

Board, by consensus, directed ACE to proceed with the Stafford project as planned.

Board recessed at 6:06 P.M.

Board reconvened at 6:20 P.M.

Randy Effner, Clifton Gunderson presented the Board a draft of the Financials for December, 2001.

R. Goff reported :

- > Forehand Proposal – lease of 2 ponds at White Lick plant, Class A sludge removed at \$23/ton, minimum of 1,200 tons a year, then lease of ponds for \$1200.00 per month.

Motion by P. Allen, second by K. Buetow, to disapprove of the Forehand, Inc. Proposal. K. Buetow, W. Holland, P. Allen – for, S. Panagouleas – against.


Board discussed the Proposed Town Hall Ordinance.

Discussion of ACE's additional cost estimate to the pressure valve relocation at the Koch property on 100 S. now estimated at \$9,000.00.

Motion by W. Holland, second by P. Allen, vote unanimous, for R. Goff to proceed with direction of Board at a cost not to exceed \$9000.00

Discussion of an issue presented whereby a freeholder would not be in state at either the absentee balloting date or Annual Meeting/Election date and requested to vote prior to leaving.

The Board, by consensus, concluded that while the current policy for voting does not address this specific case, the current policy is consistent with statute and needs to be adhered to although the policy may need to be reviewed at a future time.



S. Panagouleas, Chairman



P. Allen, Secretary