

# MINUTES - New Paris Conservancy District Board Meeting SPECIAL MEETING

## MEETING MINUTES

WEDNESDAY JUN 10, 2020 6:30 PM-9:00 PM

Npcd New Administration Building

**Chair** Gary Dausman

**Attendees** AJ LANE  
Diane Smith  
Karl Cender

Brad Smith  
Donn Neff  
Rodney Waldron

Dave  
Gary Brumbaugh  
Todd Kidder

### • Open the meeting the meeting

Board Chairman

- Opened the meeting at 6:30 p.m.

### • Welcome citizens in attendance

Board Chairman

- Brad Smith, Charley Thompson and his wife Ruby, Will Weaver, Linda Mitch Grevenstock, Edna Tom Vandepenbos, Dennis Steele,

### • Chair recognized citizens in attendance

All

- Each one stated it was due to discussing solar panels; projects for 2021 and beyond. Balance sewer fees between monthly charges and tax rate. AJ suggested to Board to invest in Solar panels. Board has not decided as of yet to purchase solar panels. AJ installed solar panels in his house and somewhere between \$300k and \$400k; would generate enough energy to cover all electric. We currently pay approximately \$50k a year to NIPSCO. Chairman asked if any Board member would like to add anything. Chairman stated; we could get a loan and pay for it. The last three years, we have reduced the sewer rate on the property taxes. We have not increased the monthly fee.
- Opened it up to the public for discussion. Chairman Dausman stated that we would not increase the sewer rate. Chairman Dausman stated that he would not vote for an increase in taxes or monthly usage fees. There would be no significant impact to the property owners. Where would the money come from? There are several options for the District to look into.
- Those of you that were in the District when the District was formed were told that the property taxes would drop off once bonds were paid off. We have an aging facility.
- From 1994 to current; Usage fees and taxes have not been increased. The total cost to operate this facility a year is approximately \$600k. Difference between the \$600k and the \$800k is \$200k is for capital improvements. The District updated the main lift station at Sunnyside Park; World Missionary Press lift station. The last three or four years, we have reduced the rates on the Districts property tax side. AJ said for solar power it would cost approximately \$387,000.; and the District would save \$2m in 20 years. Will Weaver (citizen in attendance- stated); Solar panels produce less power in the winter and the credits are distributed within the year.
- The Board will look at due diligence to look at Bethany Christian School; Goshen's waste water treatment plant. To make sure it would be beneficial to the plant. We have other pumping stations that are 25 years old that needs rehabbed. Opening a new facility; a 1/2 million dollar project; federal government power purchase agreement. Zero down; zero interest and they would look at the carbon foot print. Degradation rate on the panels; the panels would need to be replaced. Initially look great and work great; when you really look into it; insurance costs was significant. Credits out there for led lights. Is there any way to store the energy; AJ stated that would require battery packs. The power goes to NIPSCO and they return the unused solar energy in the form of credits to the consumer.

### • NPCD ATTORNEY

Dave

- Leins - Dave handed out the State statutes on liens. IC 36-9-23-31; when you sue someone in Indiana; small claims court; then lien. (C) provision compline the delinquencies and place the liens under filed with recorder. (F) the lien is placed on the property and then is certified with the auditors office for the treasurers office. Diane is to take this to the recorders office and take the sheet. No reason they cant provide this service for us for free. Diane is to talk with Dave.

- Handbook - He used the Valparaiso handbook; retaining employment at will. Mark up the employee handbook to update it. Diane asked Dave about the document that she signed as a condition of her employment; Dave said he would have to look at it; but that we are an at will employer.
- Chairman Dausman explained to the public the Internal Controls manual. Updating personnel manual.
- Pandemic Policy - Drafted preliminary one; once a document is acceptable; we will use it for as many as the districts that we can. After July 3rd; Business will return to "normal".
- 2019 Sewer Overflows - The District has a sewer use ordinance. We need to implement it. Chairman questioned Dave; that the customers cannot hook in to the sewer line, ground water. Some have corrected; others have not. Dave stated first; make sure we have facts and proof; second Dave will need to sign a letter from our Attorney; matter will be taken up at the public meeting; under federal constitutional law. Due process law. Due process of laws; 1 notice, 2 opportunity to be heard. Customer has the right to address the governing Board; then the due process has been made. Go after several; not the total 19. Pick 4; and then go after another 4. Meeting; decide on the next four. The Board does not want to take those steps; they want to bring all in compliance.

• **Other Items to discuss:**

Gary Dausman

- Cutting Edge
- EDU issue; found on May 1st; they were paying \$191.60 per month; new rate was \$228.20. They have been paying all along. Mistake was corrected. Sent out bill showing from March forward that they owe additional money.

- Amended motion to move forward and remove the extra charges on EDU. New charges take affect in July.

**CARRIED**

**Moved by Rodney Waldron, Seconded by AJ LANE**

- New Paris Industries
- The New Paris Industries was back billed like normally done; same issue as cutting edge; June is when they will be billing
- Motion was made to credit previous charges and the billing will be effective June.

**CARRIED**

**Moved by Rodney Waldron, Seconded by AJ LANE**

- Landscaping
- Received quote from Johnsons landscaping \$3,460.00. The additional costs of \$830.25 plus \$250.00. This will be paid for out of retainage from DT Construction.

**CARRIED**

**Moved by Gary Dausman, Seconded by Rodney Waldron**

• **CENDER. CO**

Karl Cender

- Rate Study
- Karl went over the rate study and we are currently at 50/50. The original Board of Directors the 50 50 was their goal. Do you want to change the way that we are billing. Put it all on user side, when you have a large company that moves out it is a direct hit to our income. Four options are: 1. To put all charges on a monthly bill. 2. To put all charges on the property taxes. 3. Increase the monthly rate; and lower the tax rate. 4. To leave it as it is.
- Late Fee Resolution Pandemic - Resolution to wave penalties until through the Governors Emergency order.

**CARRIED**

**Moved by Rodney Waldron, Seconded by AJ LANE**

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- Budgeting 2021 and beyond
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- Projects
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- Tax Rate/Sewer Fee for 2021
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• **ADJOURNMENT**

All

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- Motion to adjourn. Meeting was closed at 8:43 p.m.

**CARRIED**

Moved by Gary Brumbaugh, Seconded by AJ LANE

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• **RESPECTFULLY SUBMITTED BY THE NEW PARIS CONSERVANCY DISTRICT BOARD OF DIRECTORS. ATTESTED BY THE FINANCIAL CLERK/SECRETARY.**

All

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- CHAIRMAN OF THE BOARD: \_\_\_\_\_
  - VICE CHAIRMAN OF THE BOARD: \_\_\_\_\_
  - PRESIDENT OF THE BOARD OF FINANCE: \_\_\_\_\_
  - BOARD MEMBER APPOINTED: \_\_\_\_\_
  - 
  - NO REPRESENTATIVE FOR DISTRICT 1
  - FINANCIAL CLERK/ SECRETARY \_\_\_\_\_
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