

**MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
OF KOONTZ LAKE REGIONAL SEWER DISTRICT**

**January 19<sup>th</sup> , 2010**

The regular meeting of the Board of Directors of the Koontz Lake Regional Sewer District was held at 6:30 p.m., local central time, at the KLA Clubhouse, 10870 Cherokee Road, Walkerton, Indiana 46574. The meeting was called to order by Paul Warnke and other Board members present were Jerry Zehner, Robert Aloï and Charlie Tilleman. Also present were five members of the public at large, Don O'Barski, Tom Vild, Michael R. Matheny, Gary Cleveland, and Loretta Cleveland. Also present was Kenny Jones of Wightman Petrie, and the Board's Attorney, Jim Clevenger. Mr. Warnke asked if there were any additions or corrections with respect to the adoption of the agenda as previously published. There was addition to the agenda of performing oaths of office for Robert Aloï and Jerry Zehner and upon motion by Mr. Aloï, seconded by Mr. Tilleman, the Board unanimously approved the agenda as amended for the meeting.

Mr. Clevenger administered the oaths of office for both Mr. Aloï and Mr. Zehner. Signed and notarized Oaths will be on file with the Secretary. Mr. Camire's Certification and Oath of office will be administered at the February meeting of the Board.

Regarding the minutes of the December 17<sup>th</sup> meeting Mr. Warnke asked if there were any addition or corrections. There being none and upon a motion by Mr. Tilleman, seconded by Mr. Zehner, the Board unanimously approved the minutes of December 17<sup>th</sup> , 2009 as submitted by Mr. Aloï.

As discussed at the last meeting the Treasurer's Report and billing would be handled by email for next month's meeting with Mr. Aloï presenting said report. Mr. Aloï corrected the invoice total to reflect the Land Purchase wire transfer of 31,491 to Arthur Borrelli.

In the Treasurer's Report, Mr. Aloï stated that:

1<sup>st</sup> Source checking account balance was \$2,970.12

Harris Bank Money Market account balance was \$375,223.96

Invoice received from Wightman Petrie on 1/11/2010 for \$104,490.61

Invoice received from Pfenninger Agency on 1/5/2010 for \$150.00

Invoice received from U.S. Postal Service on 1/9/2010 for \$60.00

Invoice received from Arthur Borrelli on 1/6/2010 for \$31,491.00

**Invoice Total : \$136,191.61**

Upon motion by Mr. Tilleman, seconded by Mr. Zehner, the board unanimously approved The Treasurer's report including the accounts payable voucher for the submitted invoices including

the clean water plant land purchase approved by the Board in December. Wire transfers were to be confirmed by Wightman Petrie. The required ARRA Federal report has been submitted and accepted. Annual Renewal of our Central Contractor Registration has been completed. Completion of the Indiana State Board of Accounts Special District Annual Report (SDAR) is in process and should be complete by the end of the month. This will be our first report to the SBA.

There was discussion per agenda item regarding the proposal from Jim Buza of Koontz Lake Design for KLRSD.org Web Design Maintenance. The proposal included Basic services, Basic site maintenance per page and extra services for new additions or pages to the site. All extra services and charges for Hosting and Domain registration and other reimbursables would not be invoiced until approved by the Board. Upon motion by Mr. Tilleman, seconded by Mr. Aloï, the Board unanimously approved the proposal at a rate of \$20 per month payable for a 12 month period with the approval to go ahead with the extra service of current hosting and domain registration for 2010 and said approval being conditional on the Board's acceptance of Mr. Buza's written resignation from the Board received on December 17<sup>th</sup>, 2009.

There was discussion per agenda item of the project status report from Wightman Petrie. Kenny Jones of Wightman Petrie stated the easement acquisitions are about a third of the way done. Mr. Tilleman asked for a spreadsheet to track permits and easements, which Mr. Jones said he would forward to the Board upon completion. Mr. Jones stated they were still waiting on Army Corps concurrence on the delineated wetlands. An update on this will be given at next month's Board meeting. The Plan commission is scheduled to meet on Final Public hearing on PUD this week. Mr. Aloï gave Mr. Jones a copy of the Notice of Sufficiency from IDEM on "Rule 5" and a copy of the USDA-RD letter regarding the amendment to the PER submitted by WP. Mr. Jones brought a set of Plans for Review by Board members. The design has been completed and is out for internal and QC/QA review. He welcomed any questions or comments from the Board on the Plans in the coming weeks. Mr. Jones offered to put up cable, lock and possibly posts to secure the Plant site now that we have closed on the property. Mr. Jones offered to remain after tonight's meeting to discuss any issues or questions with anyone in attendance.

There was discussion per agenda items regarding the Land Purchase update and Conservation Easement donation. Mr. Clevenger stated that he was satisfied with all the title issues that came up during the closing were resolved prior to closing. Mr. Aloï stated that the District now owns the property. Mr. Aloï received an email from the Woodland Savanna Land Conservancy. They visited the site and were "cautiously optimistic" that they could accept the remaining acreage without a larger than customary endowment for monitoring and legal expenses over the decades. Being that the Board was unaware that endowments are typical for

giving conservation easements, Mr. Aloï offered to pursue some of the other Conservancies to see if they would be interested in accepting our land for a conservation easement without endowment. Mr. Aloï stated we are committed to find an organization or some other entity to enter our land into a conservation easement thus keeping our commitment to protect the remaining acreage from disturbance or development.

Mr. Clevenger also distributed copies of IC 13-26-2 which is the Establishment of Regional Sewer District at the request of Mr. Warnke.

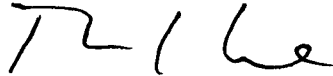
There was discussion, per agenda item of the Nominations committee report. Given that we need to continue with our recommendation for Mr. Vild to be considered for the open Board seat, it was recommended that the County Commissioners be made aware of the nominee's term (which is 4 years). Action on this was tabled for the next meeting

Mr. Warnke recognized those members of the public who signed in and wished to address the Board. Mr. Obarski had a question on Grinder Pump connections, which Mr. Jones said he would go over the plans with him after the meeting. Mr. Cleveland stated that he thought the Sewer Use Ordinance should address the situation of a Property Owner who owns several Residential homes (small) that are serviced by one well but have separate tenants. He commented that there should be a Residential Equivalent Unit (REU) calculated for this situation and that there shouldn't be a separate rate for all of the Individual Residential tenants. The board asked if the properties were all individual lots. Mr. Cleveland also asked if an individual landowner could make his own hookups to the system. Mr. Aloï responded that the Sewer Use Ordinance and any connection guidelines are currently being considered and that these questions would be addressed in the coming months as the Sewer Use Ordinance and other connection policies were being considered. Mr. Aloï stated that no connections were going to occur anyway until the main sewer system was placed into operation.

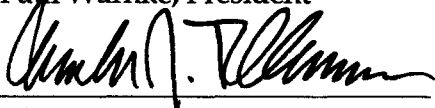
There being no further business to come before the meeting, upon motion by Mr. Aloï, seconded by Mr. Tilleman and unanimously approved, the meeting adjourned at approximately 7:37p.m. local central time.

Respectfully submitted by Robert S. Aloï, Secretary

January 19th , 2010 minutes approved by:

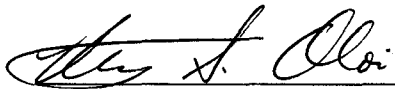


Paul Warnke, President



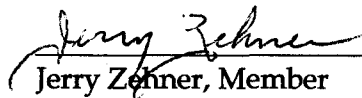
Charles J. Tilleman, Vice-President

Michael McKenna, Treasurer



Robert S. Aloï, Secretary

Tom Camire, Member



Jerry Zehner, Member