



Oak Park Conservancy District
4230 Portage Place
Jeffersonville, IN 47130

Board of Directors
Regular Business Meeting
April 24, 2024
5:30pm

The April 24th regular board meeting for the Oak Park Conservancy District was called to order by the Chairman of the Board of Directors, Bruce Herdt, with the following persons present:

Bruce Herdt – Chairman
Marshall Johnson – Vice Chairman
Charlie Milburn – Board Member
Keith Ingram – Superintendent
Amy Burton – Secretary / Financial Clerk

The Minutes for the meeting held on April 10th were approved by the Board as submitted.

Mr. Herdt requested Old Business. Ms. Burton will be working on the healthcare benefits to present at the next meeting.

Mr. Herdt requested the Superintendent Wastewater and Stormwater Reports.

On April 10th Gilmore Construction was contacted to determine if there was a designated drainage easement on the property that is located on the Northeast side of the Capitol Hill Section 6 Subdivision. It was recommended to contact Blankenbeker & Associates, the design engineer of the Pebble Creek Subdivision. Mr. Taff with Blankenbeker was contacted and has yet to respond.

On April 12th the DMR-QA44 test package was ordered from USA Waters.

On April 12th the office was contacted by the City of Jeffersonville sewer department to determine if the Middle Road Commons development was on the OPCD collection system.

On April 8th the floating aerator was removed from the oxidation basin due to a bearing failure. At this time, it is uncertain if the aerator will be returned to operation. A reliable replacement is being researched for the floating aerators.

To date there have been failed attempts to contact D.R. Horton Developers to discuss the prorated sanitary fees for properties that have completed connecting to the sanitary collection lines. Mr. Herdt suggested sending a prorated bill for all inspected lots near the end of June.

On April 13th Pelton Environmental was contacted to order replacement wipers for the older Huber Q-Press. A quote was received for the parts and labor totaling \$25,788.39. Labor was included so that personnel could observe and perform future replacements in house.

On April 18th the property owner of 3311 Utica Pike contacted the office inquiring about connecting to the OPCD collection system. The resident was contacted on April 19th and informed that the OPCD collection lines on Beechwood Drive are close to the location of a planned development on the property.

On April 9th the resident at 636 Higgins Drive reported a backup. Responding OPCD personnel found the collection lines were clear and flowing. The resident was informed of those findings.

On April 16th the resident at 30 Beechwood Road reported a backup. Responding OPCD personnel found the collection lines clear and flowing. The resident was informed of those finding and it was recommended that a plumber be contacted.

On April 8th and 9th Mr. Ingram was on vacation.

On April 17th Mr. Ingram worked on updating data on the Arc GIS map program.

On April 18th Mr. Ingram attended the first quarterly SWAC meeting. Items discussed included upcoming activities of the SWAC members and community outreach programs. The next SWAC meeting will be held in Indianapolis.

On April 19th the OPCD website was reviewed to inspect for items that IDEM would prefer to be available on the website. Dated information was removed from the site and was saved for potential future use if needed. Ms. Burton attempted to update the Minutes with several failed attempts. Ms. Burton will be getting with Mr. Ingram to verify login information.

On April 10th the properties at 1002 Washington Way, 3904 Cobble Stone Rd, 909 Pennsylvania Ave and the Seilo Ridge tributary were inspected following a rain event to better access the drainage conditions in those areas.

On April 11th Mr. Crouch with the City of Jeffersonville contacted the office regarding drainage concerns of the property owner at 202 Creek Road. Mr. Ingram then visited the residents at 202 Creek Road to discuss the situation. A review of the plat map indicated that there is a utility easement adjacent to the road right of way that could allow drainage improvements to the property.

On April 8th the resident at 3904 Cobblestone Drive contacted Mr. Ingram regarding solutions to drainage concerns outside the designated easement located on the property. It was previously recommended that a landscaper be contacted to address the concerns of the property owner.

On April 16th the manager of Cherry Creek Condos contacted the office with concerns of the drainage in the rear easement of 3401 Blueberry Way. OPCD personnel inspected the property and found no issues within the easement.

Mr. Herdt requested the Secretary and Financial Reports. Two of the properties that had a lien filed against them have paid their bills in full. Both properties are owned by Kaiser Home Services. Future billing information has been recorded for

these accounts. The Gillenwater Law Office has been contacted to file Release of Lien on both properties.

Documentation has been submitted to move forward with the Anthem Platinum option for the healthcare policy renewal. Blake Brunson and Logan Wortham have both requested to be added to the policy. Both are single employee only coverage.

Ms. Burton has received an email from QP Capital which previously handled billing for Aspire. They submitted an unpaid invoice from 9/2022. The invoice had not been processed in QuickBooks or Keystone. A call was made to Todd Dome, Aspire, and it was determined that all accounts through QP Capital and Aspire are paid in full at this time. Mr. Dome assured Ms. Burton that this invoice is not due and no amounts will be due to QP Capital in the future.

Ms. Burton received a call from the customer at 132 Bittersweet Rd. regarding the parcel her garage is on. The parcel was charged for the flat sewer rate on her taxes. Further research determined that there are approximately 30 properties that have the code 599 which is "residential – other structures". This code should not have been included in properties billed for sanitary sewer service fees. Ms. Burton will contact the Auditor's Office to have these properties removed from the flat rate billing. According to Ms. Wilmoth, the Assessors Office would be responsible for designating the codes on properties.

Ms. Wilmoth at the Auditor's Office contacted Ms. Burton regarding the property at 59 Wildwood. This property had been split into two parcels and was dropped from the tax roll. Ms. Wilmoth will be adding both parcels back onto the tax roll.

A motion to approve all submitted claims and financial reports was made and carried, with a 3-0 vote.

Mr. Herdt requested any new business. Since there had been no interest in the Alar drum press, Mr. Ingram suggested disassembling and scraping the metal. The Board agreed.

Since no other business was to come before the Board at this time, Mr. Herdt adjourned the meeting.

Respectfully Submitted,



Amy Burton

Secretary & Financial Clerk,

Oak Park Conservancy District

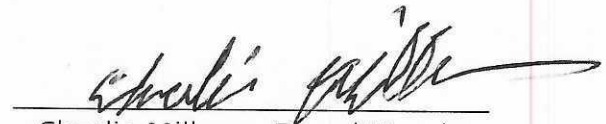
We the undersigned, have examined the minutes of the Regular Board Meeting held on April 24, 2024, and found them to be true and accurate representations of the events as conducted, with all additions and corrections being noted on the next public board meeting minutes.



Bruce Herdt, Chairman



Marshall Johnson, Vice Chairman



Charlie Milburn, Board Member