

**BATTLE GROUND
CONSERVANCY DISTRICT ANNUAL MEETING**

January 17, 2024

Attendance: Chairman Carol Watson, Vice Chairman David Bisher, Andrea Agree, Phil Baer, Ron Holladay, Joe Kline, Rick Oliver

Also present: Dan Gemmecke (Superintendent), Georgia Jones (Financial Clerk).

Guests: Edward Mroozian, Mary Jo Totten, JB Miller, Kevin Denny, Bill Jones

Chairman Carol Watson called the meeting to order at 6:08 p.m.

Director Election

The Conservancy received one nomination for the director chair representing historic town and River Bluffs. Philip Baer was the only nominee for the open chair for his area, thereby confirmed by acclamation to continue for another term. The oath of office was administered and certificates were signed.

Andrea Agree did not seek re-election and will retire from the board. There was no nominee and the chair remains vacant until a candidate is confirmed by the Tippecanoe County Commissioners to serve the term. The Board of Directors presented a certificate conferring the title "Director Emeritus" to Andrea, and expressed heartfelt gratitude for her 18 years of service to the District.

The Chairman thanked the Tippecanoe Township Volunteer Fire Department and the Trustee for use of the fire station meeting room. The town hall is too small to accommodate the election process if it had been required.

2023 in Review

Carol Watson mentioned notable events of 2023:

- Deconstruction of the old pedestal style tower that was replaced in 2022
- Purchase a new emergency generator
- Hire a second full-time water operator
- Address several deferred maintenance items after the years of tower construction
- Representation at all the community meetings opposing LEAP wells in Tippecanoe County
- Customer Service Committee investigations and monthly reports

Financial Report

Revenue from property taxes was 20.7% of total revenue, up 4.7% from prior year to cover financing costs of Tower 2 replacement. Water fees contributed 71.7% of operating revenue.

The 2024 appropriations budget includes an increased contribution from property tax, which moved from 9 cents to 10 cents per \$100 of assessed value. The change was implemented to continue to cover both tower loans from this revenue category. The total budget approved is \$873,733 which uses operating balance in addition to charges and fees. Water rates will have a small rate increase in July which will decrease the amount of reserve contributing to the operating budget.

Conservancy Board of Directors January Meeting

District officer elections opened with nominations for Chairman. Phil Baer nominated David Bisher, with second of Rick Oliver. Hearing no other nominations, the vote was taken and passed with seven Aye. The gavel passed to David for the remainder of the meeting. The new chairman asked for nominations for Vice Chairman. Carol Watson nominated Ron Holladay, with second of Rick Oliver. Hearing no other nominations, the vote was taken and passed with seven Aye.

The Board affirmed the continued appointments for Water Superintendent, Financial Clerk and Billing Clerk: Dan Gemmecke, Georgia Jones and Kathy Easter.

Chairman Comment

As the new chairman, David is fairly new to the board however is a long-time community resident and currently chief of the Tippecanoe Township Volunteer Fire Department, which gives him opportunities to be effective serving the District in its mission.

Customer Service

This year there were 90 customer calls in categories that are tracked for reporting.

Category Totals		Location Totals	
Quantity	Topic	Quantity	Area
24	Water Quality	23	Historic Town
4	Water Pressure	47	North of CR600
38	Consumption (suspected leaks)	16	South of CR600
3	Main or Service line breaks	5	River Bluff
3	Water Shut off Request	2	Commercial area
3	Meter Concerns		
2	Hydrant questions		
1	Connection request		
10	Miscellaneous		

Superintendent Report

Dan reported a main break on Prophet Street, not uncommon after the temperatures drop so low. That section of Prophet Street has problems every year after the roadway was lowered as a street improvement project.

Financial Clerk

The minutes of December 20 were reviewed. Rick Oliver moved to approved the minutes of December 20, with second of Ron Holladay. Motion carried with 6 Aye. Andrea was absent that meeting and abstained from the vote.

Ron Holladay moved to accept the three registers of claims; Dec 20 – Dec 31, 2023 in the amount \$22,704.45, Escrow Transfer December 31, 2023 in the amount \$80,063.25 and Jan 1- Jan 17, 2024 in the amount \$37,200.07. Second of Carol Watson, motion carried with 7 Aye.

Rick Oliver requested to see the vendor “doing business as” name on the summary of claims instead of the tax ID name.

Old Business

District Plan Update – The final form of the revised District Plan is being worked out by Dan Gemmecke and Carol Watson. Another round of advertising and direct mail to freeholders will be needed as the process closes out.

New Business

Phil Baer recommended adding to the benefit package for full-time employees. He moved to add a 3-month short term disability package from AFLAC for wage replacement, approximately \$700.00 annual cost. Second of Rick Oliver, motion carried with 7 Aye.

Dan Gemmecke advised the Board that an attorney would be needed for some district business not related to the District Plan. Eric Burns would be available for anything that does not involve the Town of Battle Ground.

Guest Comment

Jim Miller mentioned that he would like to encourage more information to the public about the many people who provide service to the community, working all hours in all kinds of weather; fire and rescue, water department, street department and police. There was general agreement that social media is not appropriate however web sites could be used to better advantage to communicate appreciation.

Adjourn

Motion to adjourn at 7:10 p.m. by Joe Kline, with second of Rick Oliver.



Georgia Jones, Financial Clerk



David Bisher, Chairman of the Board

Memorandum of Open-Door Law Compliance

Date: January 17, 2024

Time: 6:00 p.m.

Members Present in Person: Chairman Carol Watson, Vice Chairman David Bisher, Andrea Agree, Phil Baer, Ron Holladay, Joe Kline, Rick Oliver

Member Present Virtually on screen: none

Member Present by Telephone: none

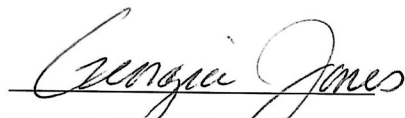
Also Present in Person: Dan Gemmecke, Georgia Jones

Guest Present in Person: Edward Mroozian, Mary Jo Totten, JB Miller,
Kevin Denny, Bill Jones

Guest Present virtually:

Electronic Means of Communication Used For Members and Public: Zoom.us

Attest:


Georgia Jones, Financial Clerk