

**Lake Forest Estates Clean Water District
Board of Trustees Meeting
December 14, 2023
6:07 pm**

Call to Order: Chairman Mark Basler

Roll Call: Mark Basler, Jim Donze, Don Kuehn, Eric Kelley, Bruce Giesler all in attendance

Approval of Agenda: Jim Donze made a motion to approve December's agenda. Motion was seconded by Bruce Giesler. Motion passed with all in favor.

Approval of November's Minutes: Don Kuehn made a motion to approve. Seconded by Eric Kelley. Motion passed with all in favor.

Mark Basler turned the floor over to Richard Cochran with Waters Engineering for a short presentation, followed by a time for Q&A.

Richard Cochran: Waters Engineering is 99% complete with the design. The Board of Trustees made a couple changes but by the beginning of 2024 the design will go to the Missouri Department of Natural Resources (MODNR) and the USDA simultaneously for approval. The average time for approval is 90 days.

Once approvals are made the job will go to bid. Our goal is for the bids to go out in early summer. Several local contractors have expressed an interest in bidding. When the contractor is chosen by the Board of Trustees, we need to make sure they are bonded, insured, have the equipment and manpower necessary for the jobs.

We expect the jobs to take two years once the contractor is chosen and supplies are on site. The treatment plant will take one and a half years, Lake Anne one year and Lakes Susan and Marion in year two. The treatment plant and collection system are scheduled to take place at the same time.

The treatment plant is more of a high technical process, new buildings, generators, more pumps and motors. The extension date has been approved by the MODNR, which is now October 23, 2025.

All the lakes will be lowered in order to replace or line the existing pipes. The plan is to lower Lake Anne, letting the banks and marina area dry out for debris removal. Eight to twelve thousand yards of debris will be relocated to the dry cells on the treatment plant property and 15 acres that Lake Forest Estates owns near O Road.

Entrance and exit of the trucks carrying the spoils are to be kept to a minimum, keeping the loads off the roads if at all possible.

Q&A:

Q: Don Torretti: Will there be a tertiary treatment filtration?

A: Yes

Q: Will we have the manpower to complete the daily tasks?

A: Daily tasks will be testing the wastewater and yes, you will have the manpower.

Q: Rory Shelton: Who will operate the plant?

A: Jeremy Meyer is an A Certified and licensed plant operator from Perryville, MO. He is your current operator and will remain in employment with the CWD.

Q: Skip Szwargulski: Will there be more than two general contractors?

A: Yes, we are taking bids on the treatment plant and on the collection system, individually.

Q: Robert Bach: What is the timeframe for the contractors?

A: Rich Cochran: I sent out bids for a job a little over a month ago and had nine contractors bid the job.

Bruce Giesler: We want material here on site before lowering the lakes. Some supply chains are showing normal order dates while others are still behind. The work on the collection system can be performed year-round while we need to deal with Mother-Nature on the lakes. The spring rain brought us five feet of additional lake level in Lake Anne in twelve hours. Remember, we need to let the debris dry out before we relocate it.

Q: Wayne Basler: For budgeting purposes, can the treatment plant be built at the same time as the collection system?

A: Yes. The treatment plant can be built separate from the sewer line work.

Mark Basler thanked Rich Cochran for his time and information. The board meeting will resume.

Office Administrator: Julie Orrick

- The enrollment for text alerts, emailed invoices and the CWD communication letters are coming in with almost 50% of the residents responding favorably.

Property Manager: Tom Duro

- Well #1 pumped 596,000 gallons Well #2 pumped 767,000 Total 1,363,000
- The wells and lagoon are in good shape, running well.

Treasurer's Report: Eric Kelley

- Financial report was read with Bruce Giesler making a motion to approve. Seconded by Jim Donze. Motion passed with all in favor
- Mark Basler reported that the office received the invoice from Waters Engineering for \$153,000.00. The amount due is broken down as \$75,000.00 for study and report phase. Preliminary design phase (65% complete) for \$78,000.00. Mark approached Rich Cochran asking for the invoice to be paid in three installments of \$50,000.00 now,

\$50,000.00 in late January 2024 and \$53,000.00 in late March. This was acceptable to Waters Engineering. This money is to be reimbursed to the CWD from our USDA loan once the contract work begins.

Communication Received: Don Kuehn

“Sounds ridiculous to me, it cost way too much to live here, next assessments will be going up to, no one I know pays that kind of monthly charge plus so much per thousand, I know it's not your fault, but I can't be the only one who feels like it” (these emails are in response to the letter sent on November 30th, 2023)

Don Kuehn: We understand the frustration, we don't have a choice. The water is relatively cheap, it's the wastewater portion we are paying \$63.83 a month for, this is for the USDA loan.

“So there is no water included in the base \$15.95 monthly charge?”

Don Kuehn: No water included but the usage amount is only \$.85 per 1000 gallons

“Can I pay monthly for budgeting purposes?”

Don Kuehn: Certainly, all you need to do is contact the office and Julie will get you set up for a monthly EMAIL invoice.

“How do I plan for the boating season; will we have one in 2024?”

Don Kuehn: This all depends on the contractors but we should have a portion of the season available for boating.

Open Forum: Don Kuehn

Q: Wayne Basler: Can we pay our invoices by Venmo?

A: The office would need to set up a business account in order to receive payments. The charge is to the business of 3.5% of the payment. In order for the payments to be fair to all, we can't allow 3.5% to go to some and not reduce the invoices of those not paying with Venmo by 3.5 %. There is a company called CourtMoney that Ste. Genevieve City and County use for online payments, we are having that set up but it is 4% of the total bill and this charge goes to the payor.

Old Business: Mark Basler

- Bruce Giesler has agreed to run for a second term but his position is open for the election process should you choose to run against him. You must file between December 5-26th, 2023.

New Business: Mark Basler

- Tom Duro is salaried through the association but hourly through the CWD. In 2023 Tom has been onsite three times for a water main break for six hours each time. We would like to pay Tom for his weekend and after hours' time.

Bruce Giesler made a motion to pay Tom Duro 1.5% of his hourly pay for weekend and after hours' time. Motion seconded by Jim Donze. Motion passed with all in favor.

Adjournment: Jim Donze made a motion to adjourn. Motion was seconded by Don Kuehn. Motion passed with all in favor at 7:03 pm.

Please note that the Board of Trustees may adjourn to close sessions pursuant to the Revised Statutes of the State of Missouri to discuss legal, confidential or privileged attorney-client pursuant to Section 310.021 (1), real estate matters pursuant to Section 610.021 (17) or for any other reason allowed by Missouri Law.