

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF THE FALLING WATERS CONSERVANCY DISTRICT

October 15, 2025: TIME: 6:00 p.m.: Executive Cottage Homes Clubhouse located at 682 Verdano Terrace, Crown Point, IN 46307

Members Present: Chairman Dave Cullom, Vice-Chairman Mark Langbehn and Director Don Plumb. Also present included: Attorney Nathan Vis, Operator Derek Gertzen and Financial Secretary Karen Giesler.

1. Meeting opened at 6:00 p.m. with the reciting of the Pledge of Allegiance.
2. Approval of Minutes:
Vice-Chairman Langbehn made a motion to approve the minutes from August 11, 2025, following a second by Chairman Cullom. Motion duly carries 3-0.
3. Operators Report:

Operator Gertzen explained that everything is fine with operating. They are bringing down the digester significantly; it is down about twelve feet now. He did email IDEM regarding the requirement to televise the lines every three years, but has not received a response.

There was further discussion about televising the liens and inspecting the manholes.

Chairman Cullom reported that there has been over 100,000 gallons of sludge removed so far.

There was further discussion about the sludge removal.

Chairman Cullom reported that the board is working with the operator on the capital improvement plan.

Operator Gertzen reported that he did receive a quote for a new PLC, he is just waiting on an estimate to install.

Chairman Cullom explained that the UV system is not needed until spring.

Chairman Cullom made a motion to approve the quote for the PLC at \$19,985.00, following a second by Director Plumb. Motion duly carries, 3-0.

Operator Gertzen explained the PLC system and that the PLC is the brain of the plant. The last time it went down it was replaced with a used one, but if it goes out, the plant will not work.

Secretary Report:

Vice-Chairman Langbehn made a motion to accept the financial report for September, following a second by Director Plumb. Motion duly carries, 3-0.

Vice-Chairman Langbehn made a motion to approve Blackout Sealcoating to put approximately a fifty-foot surface area at the plant, following a second by Chairman Cullom. Motion duly carries, 3-0.

Chairman Cullom made a motion to approve the claims presented, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

Chairman Cullom made a motion to approve the order of the 2026 payment books with no changes, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

4. Attorney Report:

- A. Attorney Vis questioned if the three drains to be moved have been complete?

Director Plumb responded that he believes two have been complete, he will check on the other one and report back.

- B. Attorney Vis explained that there is a large auction that is to be taking place, the board is desirous of allowing two lots to be joined and waive one tap fee, therefore he has prepared an amendment to the sewer rate ordinance.

There was further discussion about the amendment to the sewer rate ordinance and the requirement to build across the former lot boundary.

Chairman Cullom made a motion to approve Ordinance 2025-01 amending the sewer rate ordinance, following a second by Director Plumb. Motion duly carries, 3-0.

- C. Attorney Vis explained that he was contacted by the county planning director because they have funds for the roadway up front that were coming due and they needed a review. That issue was taken care of by Engineer McAlpine.

5. Board:

- A. Vice-Chairman Langbehn reported that the REMC work is for the HOA.
- B. Chairman Cullom explained that the board is tabling the ditching for the lakes to do some work on the west end of the lakes.

Director Plumb explained the work that has been done on the drains and the outfall, there are two more outfalls that need to be attended to, the dyke needs rebuilt and a walkway needs to be created so the drains can be inspected. The outfalls are more of a priority so the district does not flood.

- C. Chairman Cullom reported that the curb work is done for the year.
- D. Vice-Chairman Langbehn explained that there are issues with the fountain on the big lake.
- E. Vice-Chairman Langbehn made a motion to purchase from Scott Aerator, three 1¾ horse aerators, they will be the same aerator that is on Lake Verbena. He explained where the fountains will be placed. He will get all of the pricing and the board can approve. They are to be kept in water all of the time so the seals do not dry up.

Vice-Chairman Langbehn reported that the gazebo will be delivered on Thursday.

- F. Vice-Chairman Langbehn reported that all four lakes have been stocked this year, thank you to Rob for his help.

6. Any other matter the board wishes to discuss:

- A. Chairman Cullom explained that a resident removed six trees on district property and they need to put trees back up in its place.

There was further discussion about the trees removed to be replaced. Attorney Vis will notify the residents.

- B. Director Plumb explained there has been communication with McNamara about the scum on the lakes.

Vice-Chairman Langbehn explained that McNamara does not like the carp because he thinks once they get to a certain size, they quit eating algae and just bury themselves and make the lakes muddy and they eat algae more of when its growing and not when it dies out. He did another treatment and once the ambient temperature turns fifty-degrees, the algae should drop. This has been once of the worst years for all lakes across northwest Indiana. He did an extra treatment for free and he can only put so many chemicals in it before it starts killing the fish.

- C. Chairman Cullom explained that no board members have a term up this year, so there will not be an election and he would like to skip the December meeting.

Chairman Cullom made a motion to skip December meeting, and plan 2026 meeting dates for January, February, April, June, August, October and December, second Monday of the month at 6:00 pm., following a second by Director Plumb. Motion duly carries, 3-0.

Vice-Chairman Langbehn explained that the roads are trashed with mud, there have been huge problems with erosion control, Nancy is going to help write a red flag policy for erosion control because it is an HOA and FWCD issue.

7. Open Floor to the Public:

There was further discussion about purchasing two lots and waiving one tap fee if they are combined, the structure being built has to be using both lots.

There was further discussion about the fish in the lake.

Being no more business before the board, Vice-Chairman Langbehn made a motion to adjourn, following a second by Director Plumb. Motion duly carries, 3-0.

Meeting adjourned by Chairman Cullen at 6:53 pm.


Chairman


Secretary


Vice-Chairman

1/12/26
Date