

Turkey Creek Dam and Dike Conservancy Meeting Minutes

May 7, 2022

The meeting was called to order by Chairman Bill Pipp

Pledge of allegiance was led by Carolyn Anderson

Present for the meeting; William Pipp, Jim Silcox, Carolyn Anderson, and David Johnson. Todd Mikel was unable to attend. Vendors; Dave Hollenbeck, Ross Hagen and Chris Jeter. Also present were a few public constituents.

Motion was made and approved to approve the agenda.

Motion was made and approved to accept the minutes from the February 12, 2022, meeting.

Chairman Bill Pipp reviewed the mission:

The Turkey Creek Dam and Dike Conservancy was established to help monitor and maintain structures that are integral to lake water level management. The lakes and our residents are what make Syracuse a great place to live, and the creation of a conservancy district ensures that structures get the attention they require to remain functional.

The conservancy district will oversee crucial and intermediate maintenance projects, while keeping the community informed of progress. Doing so will protect area property values and increase the quality of life for residents. In turn, improving water level management structures will go a long way in sustaining environmental areas, wildlife habitats and recreational opportunities throughout our area.

Legal

David Hollenbeck reviewed status of the first work of improvement for the dike in Hawaiian Village. The DNR will review the engineers work and refer to the IDNR. Once approved, the IDNR will require the board to hold a public meeting to review the plan. After the public meeting the work can be submitted for bids. Once a bid is accepted, a second public meeting will be held to review criteria, specifications, and the capability of the contractor. Final costs cannot exceed 5% of the original bid.

Financial

Ross Hagen explained how the general and cumulative fund's function and how levies are determined. He also announced that the 2022 budget has been approved and that work is underway to establish the budget for 2023.

Public: asked who decides on the individual property tax rates and if the rates are likely to go down in the future?

David Hollenbeck: Encouraged public attendees to visit the DLGF website to learn how the taxes are administered and rates. David also explained that the county auditor decides the actual amount of tax for each property connected to the two lakes and all channels.

Ross Hagen: Based on the budget timing for 2023, the rates will likely go down.

Public: Do we have enough funds to construct the new dike?

Bill Pipp explained that we are working with the town of Syracuse to contribute to costs associated with the dike construction. Bill also explained the history of the dam repairs and noted that several anonymous donors and funds from the town budgets helped avoid any expenses to the homeowners on the lakes.

Public: Who is responsible for the lake level?

Bill Pipp explained that by the state law, the lake level is required to be maintained at 840 feet above sea level and the Town, Parks and Recs manager is responsible for maintaining this level by adjusting gates on the dam structure.

Engineering

Chris Jeter reviewed the plans for constructing steel pilings to the north, west and south sides of the western section of the channel in Hawaiian Village. Chris noted that more soil borings were necessary to complete the design. He also noted that the adjacent property owners will not be able to attach a pier to the new structure. They will however be able to back-fill up to the new structure reclaiming some portion of the property lost to erosion.

Old Business

The board discussed timing of the expenses and income from private funds versus levies. All agreed the timing of expenses is manageable

The town is struggling with current expenses, but there is a plan to meet with Council President Bill Musser to agree on a longer-term commitment to help fund expenses.

It was explained that no agreements will be signed with the town until reasonable financial contributions are agreed upon.

New Business

Jim Silcox proposed hiring Eco Systems Connections to modify existing water flow devices to measure water levels at Martins creek and Dillon creek. The board reviewed a proposal which included modification for a one-time fee of \$2900. And a proposal for dedicated actuators in Wawasee and Syracuse lakes for \$13,000 annual fee. Both proposals would allow the town of Syracuse to monitor actual water levels in real time to assist adjustments to the outflow more accurately.

A motion was made and approved to hire Eco Systems Connections to modify existing devices (\$2900) to see if this helps determine water levels. Assuming this action does indeed help predict and manage water levels better. We can consider the expense for dedicated actuators in 2023. The expense of \$2900 will be paid for out of WPOA Dam Donation Funds Account.

Carolyn Anderson proposed using Lake City Bank to host and manage the funds associated with districts levies income and future expenses by opening a checking account.

It was mentioned by David Hollenbeck, we would need a resolution. A motion was made and approved to have Secretary Jim Silcox draft the resolution to approve Lake City Bank.

Carolyn noted that she had opened a new PO Box for TCDDCD. The PO Box number will be published on the website <https://turkeycreekddcd.org/about-history/>

David Johnson submitted his letter of resignation explaining that he and his wife are planning to move to Chicago to be closer to their family. Bill Pipp thanked David for his work, especially the early meetings with the town council and most important, his fund-raising efforts to help rebuild the dam structure. David suggested a few candidates and will be working with Bill Pipp to find his replacement.

Third quarter meeting

A motion was made and accepted to hold the next board meeting September 10 at Noon at the WACF offices.

A motion was made and approved to adjourn