

2025 4th Quarter TCDDCD Board meeting Thursday October 23, 2025 at WACF
Education Center
Meeting Minutes

Welcome members of the public in attendance: Deb Patterson, The Papers, Emily Maggart, WACF, Lana Beregszazi, BCS, Paul Chlebowski and Paul, Advance Diving Inc.

1. Call to Order: Chairman Pipp called the meeting to order at 3:00 pm
2. Roll Call: Todd Mikel, via Zoom, Judy Roberts, Jim Silcox, Bill Pipp present. Quorum Achieved.
3. Approval of Agenda: A motion was made by Jim Silcox to approve the agenda. The motion was seconded by Judy Roberts and unanimously approved.
4. Approval of Meeting Minutes: A motion was made by Todd Mikel to approve the Q3 BOD meeting minutes. The motion was seconded by Jim Silcox and unanimously approved.

1. Consultant Reports

Attorney

David Hollenbeck mentioned that nomination petitions need to be considered for Todd Mikel or his replacement to be nominated for another term as representative for district #1. Todd indicated he was willing to serve another term. David will issue the appropriate forms and announcements for public notice. Jim Silcox will issue public notices, and Todd will obtain the required signatures to support his nomination. Hollenbeck also indicated the district #5 has been vacated by Carolyln Andersen and that the board had the option to open nominations now or appoint Carolyns replacement at the Annual meeting February 6, 2026. Chairman Pipi indicated his preference to opt for the appointment in February saying, he has some people in mind to fill the position. Notifications need to be sent before November 1, 2025. And Nomination petitions need to be completed before November 30, 2025.

Financial Consultant: Summary from Baker Tilly

1. YTD Fund Balance \$370,407
2. YTD Operating Receipts \$370,173
3. YTD Operating Disbursements \$207,095

Ross Hagen summarized the above financial report. Bill Pipp requested options on how to maximize earnings on cash balances in interest bearing accounts from the State of Indiana or alternatives. Ross Hagan will present options in the coming weeks. The need to sign the 2026 Budget Resolution as part of the financial packet. Signatures were obtained during the meeting.

Engineering (Advanced Diving Inc)

Bill Pipp updated the BOD on the Advanced Diving Inc. flood control device approved repairs, progress & projected completion date:

- Lawson Fisher recommended downstream side repair \$59,000
- Repair of gate area, seal & guide replacement \$52,500
- Work on Control Tower \$16,500
- Annual cleaning & inspection including dive inspection \$12,900
-

Jim Silcox reported the flood control building had received much needed repairs including a new roof, metal doors with bolt locks and interior paint. Repairs were completed by Charles Kruger and invoices were submitted to Todd Mikel for payment.

The representatives, Paul Chlebowski and Paul from Advance Diving, answered several questions about the repairs made. The risks associated with surrounding trees dropping limbs or falling on the structure were discussed. Bill Pipp Agreed to speak with the TOS manager, Dave Wilkenson about getting the trees trimmed or topped to mitigate risks. After some concerns were raised by Todd Mikel, Paul Chlebowski recommended placing Asset Tags on the bulkhead being stored at the TOS maintenance building.

We also need to post the inspection results (report) on the website.

A motion was made by Judy Roberts to pay the Advance Diving invoice and seconded by Todd Mikel. The motion passed unanimously.

2. Old Business

Jim Silcox reported that all water level and flow meter devices were up to date and functioning except for the flow meter at the RR crossing. The bugs are being sorted out. He noted we have one year left on our contract with ECO Systems and that the BOD should start thinking about a long-term strategy with WACF. The contract between WACF and ECO Systems is 3 years, and they only have one year left. Note: WACF and TCDDCD share costs on the water level and flow devices.

Jim Silcox repeated that the flood control building repairs were completed and confirmed we now have electrical power connected. Todd Mikel confirmed that we are being invoiced \$40.00 monthly by NIPSCO for the power outlets. Jim Silcox indicated, new keys for the building have been delivered to Dam Master Chad Jonnson, and additional keys will be shared with Advance Diving and Alan Tehan.

Website activity report:

Even though it's the end of the season, September's report shows an additional 333 new users. The majority are reaching TCDDCD's site via their mobile device. The work BCS has done is showing all the desired results engaging TCDDCD constituents through social media.



Insurance: Bill Pipp is attempting to find a better Dike and Dam insurance carrier with lower premiums, now that our inspection is near complete. We will need to reset that discussion on October 23.

New Business

Lana Beregszazi, owner, BCS made a short presentation on a plan to expand social media efforts to reach more constituents. The majority of the BOD's made it clear; they couldn't rationalize investing the proposed 36K in the plan. Instead, they encouraged Lana and team to focus on how to manage the budgeted \$18,000 for website management and social media. The BOD recommended installing video cameras (Separate expense) recommended by Lana to feature live feeds on the home page. Jim Silcox will investigate video camera options.

Todd Mikel indicated that we need to replace Carolyn Andersen as co-signer on the Lake City Bank account. A motion was made by Jim Silcox to replace Carolyn with Bill Pipp the motion was seconded by Judy Roberts and unanimously approved.

Motion to adjourn the meeting. A motion was made by Todd Mikel and seconded by Jim Silcox to adjourn the meeting. Motion carried.

- Annual meeting Friday February 6th, 2026, at 3:00pm at WACF
- Q1 2026 BOD meeting will immediately follow Annual Meeting at WACF