

Christmas Lake Village
Board of Directors
Special Meeting on locating New Fuel Tank
01/25/2012

The meeting was called to order by President Amy Busler at 8:20 AM. She noted that a quorum was present and that the meeting was being recorded.

Directors present were Amy Busler, Jodey Reisz, Greg Robinson, Susan Loucka, Susan Murray, Leroy Powell, Mack Seed, and Betty Clayton.

The meeting was preceded by a site inspection of the Hanning property by eight members of the Board of Directors, Al Bauer and Dan Lautner.

FUEL TANK LOCATION-Amy Busler

President Busler called the meeting to come to a resolution as to where the new fuel tank should be located. She stated that the Infrastructure Committee was recommending that the tanks be placed on the Hanning Property because this site was purchased with re-locating the Maintenance building to it. Maintenance head Dan Lautner had made a recommendation that he preferred to have the fuel tanks located on the same site as his future building. So, the possible locations under discussion were:

- The site the contains the current maintenance building
- The rear northeast quadrant of the Hanning property, which would require the construction of a 600' rock road
- The front southwest quadrant of the Hanning property which would require construction of a shorter length of road, but is substantially lower in elevation than the rear northwest site.

President Busler asked each member present to comment on the inspection and give their opinion regarding the fuel tank location decision.

Jodey Reisz stated that she preferred to locate the tank closer to Balthazar to keep from driving the added distance to the rear quadrant of the Hanning property to re-fuel. Screening the tanks will need to be done.

Betty Clayton stated that she did not agree that the proposed road was too long. She did not want an eyesore coming down Balthazar. She did not want to add to the congestion on Balthazar across from the marina.

Susan Murray stated she would prefer to defer to the Infrastructure Committee recommendation and locate the tank in the northeast quadrant. She did agree that the location of the tank should be with the future Maintenance barn.

Susan Loucka stated that she wanted to know the cost associated with bringing Vectren services to the tank. She further stated that a decision to build the maintenance facility in the northeast quadrant should be made before she could support locating the fuel tank on this site now. She stated that the neighbors would probably be upset with the decision to place the new Maintenance facility next door to them. It would be a better idea if we could move the proposed maintenance building more to the road and away from the houses.

President Busler offered that it would be difficult to guarantee to every lot owner that CLV could control the use of the ground next to each property owner. "I didn't own the piece of land next to me and I couldn't dictate what or who resided at the property I didn't own."

Greg Robinson stated that the original reason for locating the maintenance facility on the Hanning property was that it was more centrally located. Our current facility is located a long distance away from the east properties and this would allow for access to all the properties from a centrally located site. The reason for the proposed location on the rear of the property was to lower the cost to build. There will be a 50' setback or border which will offer some visual protection for the neighbors.

Jodey Reisz asked whether the tanks need to sit so close to the barn? If the answer is no, then the tanks could be located near the entrance to the site and the maintenance guys would be able to drive by and fill from the tanks on their way in or out. The fuel tanks could be fenced as a unit by themselves.

Mack Seed stated that he liked the idea of planting some screening material now, so that if CLV actually does build there, the screening is in place. In addition, evergreens are going to help with the noise. "I have a question. Would there be an advantage having the building built into the side of the hill and have an earth sheltered house?"

Greg Robinson stated that we would have to use poured concrete walls in lieu of regular pole barn materials, which would drive the initial price up. The most "bang for the buck" is utilizing a flat location and pole barn construction.

Mack Seed asked another question. "Is electricity a concern down closer to the street?"

Greg Robinson stated that it depended on the length of the run. "You can go so far, but at some point a new transformer must be set and that's what costs, probably \$10,000. When it comes to Christmas Lake writing a check for the improvements, the tanks and building located in the upper right hand section of your map is definitely the smallest."

Al Bauer stated that another advantage of the northeast corner was that this entire quadrant (compound) could be secured from the rest of the site so that if there is another acceptable use for the Hanning property besides the maintenance area, this corner could be secured more “naturally.”

Lee Powell stated that the fuel tanks were always discussed in light of supporting existing infrastructure. “We haven’t even discussed the Hanning property with the owners as a future maintenance area. It’s inconceivable to me to locate the fuel tanks in an area where the owners haven’t even had a chance to comment on their desired use of the Hanning property. It could be a housing development or something. My vote is to still put the fuel tanks on the existing maintenance site, because that’s where our equipment is. Infrastructure hasn’t presented a comprehensive use for this land.”

Susan Murray asked, “Why did we buy the Hanning property?”

Lee Powell stated that the Hanning kids threatened to sell this property as commercial to another user and that would allow for them to encroach on our community all the way to Melchoir. “We bought it to protect ourselves (CLV).”

Jodey Reisz stated that our job (the Directors) is to plan ahead. We also know that we are going to build a new maintenance building. The Hanning property’s location makes it a prime site to solve this issue, it’s logically going to go on to this site.

Amy Busler inquired if anything could be built on the site plan’s left rear quadrant?

Greg Robinson responded that it was not logically given the costs to make it support a building.

Amy Busler stated, “We all know something going to go on this land. It’s probably going to be a decision of another Board. But, I agree with Jodey (Reisz) that by putting the tanks up front it would be easy for our guys to whip in there and fill up from this centrally located site.”

Susan Murray stated that we had \$20,000 allocated in 2012 to improve the Hanning property. The best road and clearing bid came up to \$14,000. “We are going to have to build a new maintenance barn. Are we going to build it on the existing site? I don’t believe so because there’s not enough room. We’re most likely going to use the Hanning property for this maintenance facility.”

Greg Robinson responded that the maintenance building, ready to occupy, would cost approximately \$45,000. “I’m in favor of putting the new facility on something we own, not a site we lease.”

Amy Busler stated that we can’t always ask the owners everything. “It was a nice gesture to survey them on the Rec Center, but they’ve elected us to plan and make decisions for them.”

Betty Clayton asked the property manager why the Infrastructure committee recommended the site as presented on the plan?

Al Bauer stated that it addressed cost effectiveness and privacy issues to vehicles driving on Melchoir. "It also opens the site for future development as it provides access to all 4 quadrants of the 10 acres. I anticipate the infrastructure committee is going to ask the Board to build the road as presented and clear the 2 acres for future construction. The funds have been budgeted again this year. Given that, the tanks are recommended in that area."

Greg Robinson made a motion to place the fuel tanks as presented on the plan, or in the right rear of the site. Motion was seconded by Mack Seed.

Amy Busler-No	Jodey Reisz-No
Greg Robinson-Aye	Susan Murray-Aye
Leroy Powell-No	Mack Seed-Aye
Susan Loucka-No	Betty Clayton-Aye

Vote indicated no action at 4 to 4

Amy Busler stated that her preference was to place the fuel tanks on the front of the Hanning property site on one of the sides as you first enter, securing it with some type of fence, installing a landscaping screen, go ahead with the 2012 budget Hanning upgrade funds and build the road and clear the site.

Amy Busler made a motion to place the fuel tanks on the front of the site, adjacent to Melchoir Drive North. We will secure it with a fence and install a landscape screen. Motion was seconded by Jodey Reisz.

Amy Busler-Aye	Jodey Reisz-Aye
Greg Robinson-No	Susan Murray-Aye
Leroy Powell-No	Mack Seed-Aye
Susan Loucka-Aye	Betty Clayton-No

Vote In Favor 5 to 3

ADJOURNMENT

Jodey Reisz moved to adjourn. Motion was seconded by Mack Seed.

Amy Busler-Aye	Jodey Reisz-Aye
Greg Robinson-Aye	Susan Murray-Aye
Leroy Powell-Aye	Mack Seed-Aye
Susan Loucka-Aye	Betty Clayton-Aye

Vote In Favor 8 to 0

Meeting was adjourned at 9:20 AM.

Respectfully submitted,
Al Bauer
Property Manager/Secretary
Christmas Lake Village Board of Directors.