

**Nashville Utility Service Board Meeting  
May 12, 2023**

Commission members present: President Pam Gould, Secretary Nancy Crocker, Member Scott Dick, Member Alyn Brown. Also in attendance: Water Sewer Operator Robin Willey, Chief Administrator Phyllis Carr, Municipal Operations Consultant Dax Norton, Town Councilmembers Anna Hofstetter & Dave Rudd and Town Manager Sandie Jones.

**1. Opening the Meeting**

President Gould called the meeting to order at 10:00am and called the roll.

**2. Approval of Minutes: 4-13-2022, 8-17-2022, 11-30-2022, 12-13-2022, 2-22-2023, 3-15-2023 and 4-21-2023**

MOC Norton asked for more time to finish the minutes. They are almost all complete. He will have them for the June meeting.

**3. NEW BUSINESS**

**A. Consider Minimum Charge Customer Study Minimum Charge Customer Study**

Town Council Member Hofstetter reported she has had a lot of input from her constituents about the water rate increase. People have asked about restructuring water rate increases. They would like to see a lower minimum usage from 2,000 gallons per month down to about 500 gallons or just across the board. At the last council meeting they made that increase, effective in June. Councilmember Hofstetter, USB Member Brown and Town Manager Jones spoke to Jarrod Hall, of Krohn & Assoc. Mr. Hall advised it may cost \$1,300.00 to \$1,800.00 to do this rate study. Councilmember Hofstetter asked the USB to approve Krohn & Assoc. to prepare a study, as long as it does not exceed \$2,000.

Member Brown would like to do a rate impact on our financials Pull together our actual data, actual number of how many customers this may impact, and if we removed the minimums, what would that do to our financials? Look into a decrease rate for users over 10,000 gallons and what would it do to our financials if we do that? How many customers would it affect and how would it affect them? Discussion.

Member Brown suggests to authorize up to \$2,000 for Krohn & Assoc. to do this quick impact study about removing the minimum and the reduced rate. Member Dick commented that \$2,000 is not a lot for professional services. Bare minimum we could do. He is good with this and it will keep the constituents happy. Member Brown noted that Mr. Hall has started working on it. He is just waiting on our approval to move forward. It should be ready in a few weeks.

President Gould to authorize up to \$2,000 for Krohn & Assoc. to do this impact study. Secretary Crocker seconded the motion and noted by doing this study, they are not promising anything, just doing a study to get information. Motion carried.

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### **B. Development of Old Nashville Opry Property 704 State Road 46 W**

BLN Engineer Kevin Allen spoke about the proposed apartment complex at the site of the Old Nashville Opry Problem and commented that sewer hook-on is an expensive line item for any development. The estimate for sanitary sewer is 1.7 million; Traditional TIF allows no head room to generate enough versus what the project needed. The debt to revenue was too tight for a traditional bank loan to look at it. This is still doable, looking at doing a TIF. Krohn to look at how to structure short-term bond. Looking into to doing a DOT build op transfer. Keep construction and manage under private entity. Town could review and make sure it is up to their standards since it's an infrastructure /capital project that will turn over to them. MOC Norton suggested the USB recommend to the Council to authorize up to \$2,000 for Krohn to do a quick financial study of how to handle this. He explained this is to be funded through Economic Development income tax. The reason why, it is an Economic Development project 100%. Nice if annexation could happen, and route done at same time, but not now. This would be a separate Economic Development project. The goal, to do a reimbursement with the Developer. We have to make sure we separate this from the capital projects.

Member Brown moved that as a board, support this and try to do what we can do to help it. Secretary Crocker seconded the motion. All were unanimously in favor, with President Gould recusing herself from the vote.

Member Brown also moved to engage Krohn to do the quick study not to exceed \$2,000, and pay out of the USB Budget, and ask council to reimburse out of their EDIT Funds. Secretary Crocker seconded the motion. Member Dick asked W/S Operator Willey if there is capacity of the plant satisfactory to add more users. W/S Operator Willey answered that Engineer Nathan Delisle, with ms consultants, said there is plenty of capacity to add users. All were unanimously in favor, with President Gould recusing herself from the vote.

### **4. CONSIDER ADJUSTMENT REQUESTS**

President Gould commented that a couple things came to light regarding the adjustments reviewed last month. This body initially denied the request, but Robin approved these. We need to add these to our list of approvals. Secretary Crocker to accept the adjustments as W/S Operator as approved. Member Brown seconded the motion. All were unanimously in favor.

President Gould wants to go over the adjustments individually.

- 1) Camp ground- pool fill.
- 2) Resident- leak outside the house. Robin approved.
- 3) Resident- Leak- Robin approved, just had not signed yet.
- 4) Resident- broken water pipe/service line- Robin approved- Pam/Nancy would like to see proof of repair before completing the adjustment.
- 5) Resident- Coupling-meter changed in 2018- sewer side- Robin approved.

Secretary Crocker to accept the adjustments as W/S Operator as approved. Member Brown seconded the motion. All were unanimously in favor. MOC Norton advised in the future they will not use names for adjustments, will only use account numbers.

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5. MONTHLY REPORTS:

A. Budget/Revenue Management Report – Dax Norton

MOC Norton went over the water and sewer fund report and noted the funds that were in the red. Discussion.

Work on the Washington Street Lift Station came out operating. He will have the funds transferred to correct line when everything is straightened out. We are still paying bills for that lift station. President Gould asked about insurance money. MOC Norton said it would go back to depreciating funds. Water loss this month. Transfer into a debt service line for bond. Cost was \$32,000 for one month. Loss due to large expense.

B. Operations/MRO Report – Robin Willey and Phyllis Carr

W/S Operator Willey reported that he sent 41 copper and lead samples to IDEM and has completed their commitment to them.


W/S Operator Willey reported:

- That he sent 41 copper and lead samples to IDEM and completed their commitment to them.
- They have started repairs on the sewer line on Honeysuckle Lane. They will complete this work being the paving of the alley.
- The sewer camera project is nearly complete now. There is still a lot more to do on the lines such as repairing the 13 off sets is the next step.
- Sewer collapses that need repair are at Main and Van Buren and the back side of Washington Street parking lot.

MOC Norton reported that he, W/S Operator Willey and Councilmember Rudd were invited to meet with representatives of the Helmsburg Sewer District. They had a very good meeting and will discuss in more detail at the end of June Meeting. MOC Norton will forward an email about the visit to the board members.

Secretary Crocker moved to adjourn, seconded by Member Brown. President Gould adjourned the meeting at 11:30 am.

  
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President Pam Gould

  
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Date