

**NASHVILLE UTILITY SERVICE BOARD MEETING
WEDNESDAY, SEPTEMBER 22, 2021**

Commission members present in person: President Roger Kelso, Vice-President Bob Willsey, Secretary Alyn Brown, Member Pam Gould and Member Bob Kirlin. Also in attendance in person: Municipal Operations Consultant Dax Norton, Town Administration Manager Phyllis Carr, Water/Sewer Utility Operator Robin Willey and Records Clerk Sandie Jones.

Guests in person: Kevin Allen, Andrew Tilton, Brian Bullock, Josh Hawley with Ziptility, Abigail Youmans Brown County Democrat.

COMMISSION BUSINESS

1) CALL TO ORDER

President Kelso called the meeting to order at 6:30 pm and did the roll call.

2) APPROVAL OF MINUTES – 6-16-2021 MEETING

Member Kirlin made a motion to approve the 6-16-2021 meeting minutes as presented. Vice-President Willsey seconded the motion. All were unanimously in favor.

3) PRESENTATIONS –

A. KROHN AND ASSOCIATES – JARROD HALL

MOC Norton advised that Mr. Hall would like to attend the USB's next budget meeting and give full report. MOC Norton talked about the water rate tracker increase of \$1.71 and the impact that it will have on the water revenues. Discussion.

MOC Norton and President Kelso discussed adding a new Budget meeting, the last one was canceled due to lack of quorum. President Kelso proposed the budget meeting be held on October 7, 2021 at 6:30 pm.

**B. OPRY SITE - PROPOSED HOUSING DEVELOPMENT - STRONGBOX
COMMERCIAL**

Secretary Brown advised that he works for Strongbox Commercial who is working on the Opry Site proposed housing development. Member Gould advised she is the mother of Andrew Tilton, owner of the old opry site.

Kevin Allen of Strongbox introduced himself to the board advised that he has worked with Strongbox for a long time. He explained that affordable housing is a huge need in the county. Enrolment declining in the schools.

Mr. Allen reported that the old Opry burned down in 2008. The initial housing proposal is for two buildings with a potential for three buildings. All living space will be above flood fringe. The architectural look will fit into the community, staying with a lodge type look. Mr. Allen explained that the one and two bedroom housing units will be 660 to 1200 sq foot. Amenities will include: indoor dining, office space, workout facilities, lounge area and theater room.

Mr. Allen was asked if they will we need a variance for height? He reported with the setback, they will be OK with three story buildings but may need variance for four stories. There will be enough parking in each building for each building

NASHVILLE UTILITY SERVICE BOARD MEETING SEPTEMBER 22, 2021

Mr. Allen talked about proposed sewer routes from the project to the wastewater treatment plant:

1. Route 1 - Direct route along SR 46 – 5200' (Expensive). Has lots of rock and becomes problematic towards the top of the hill. Studied it cost wise, and it may be too expensive
2. Route 2 – Through a preexisting easement up Kelly Hill/Hickory Knob, then a power line easement, through the park, and around to the treatment plant
3. Route 3 - Longest route that follows the creek

Mr. Allen advised at this point in the study they assume there will be a lift station by the Opry and Green Valley Inn. Coming in through the northwest corner of the treatment plant area may be possible for the various non State Road 46 routes. They have discussed a new bore under the highway in order to loop a line around for fire protection.

The budget – 1.1 million to 3 million depending on the rock work required with total project cost of 28 million to 31 million. Comparable Project in Tech 16 – In Indianapolis Business Journal – \$50 Million, 4 to 5 story buildings, in building parking, similar amenities, and also on 4.6 Acres.

Member Kirlin asked how many units there will be. Mr. Allen advised that there will be 188 units if they do 4 story buildings. There will be 158 to 160 units if there is one 4 story building and one 3 story building. They will reserve the back acreage for park space. Mr. Allen explained that this to be market rate housing.

Vice-President Willsey who pays for what. President Kelso advised the developer typically pays for these. He would like to see what the consumption is. Mr. Allen estimated 65,000 gallons per day sewer flow max. Mr. Allen commented that they believe a good portion of the offsite work can be funded with bonds and TIF. Discussion.

President Kelso asked MOC Norton if MS Consultants can give us a fee to take a look at this and coordinate. MOC Norton advised he see how much time is left in some existing contracts and look into the sewer connection proposals. Discussion.

Member Gould – This is an opportunity to have a good, favorable working relationship with the Town and the County. The economic footprint of this project is huge and could have a tremendous impact on the county budget.

The USB asked Mr. Allen if they have any sort of view of timeline. Mr. Allen reported a realistic expectation is to be ready to occupy in 18 to 24 months.

4) MONTHLY REPORTS

A. BUDGET/REVENUE MANAGEMENT REPORT

MOC Norton advised that we are still one employee short. However, we did keep the one employee, and got him a pay increase.

MOC Norton reported that \$250,000 loaned from Wastewater to pay for the upfront OCRA grants has been repaid. He noted that the water fund balance is up to \$55,000 and it is growing but has a long way to go. The wastewater operating has decreased a bit as they spent some money on storm water master plan and some equipment. All balances combined are \$1.4 million.

President Kelso asked MOC Norton to coordinate with the financial advisors to make sure everything is good before they do the final budget approval.

NASHVILLE UTILITY SERVICE BOARD MEETING SEPTEMBER 22, 2021

B. ZIPTILITY PRESENTATION – JOSH HAWLEY

Mr. Hawley introduced himself to the Board and explained that Ziptility is a software program to mapping and work order management for small companies. The software is a mapping service built for operators. Within months, your crew will have the whole water meter and sewer system mapped out with end to end infrastructure management. Mr. Hawley advised that the cost of the program is \$4,500 per year, which comes with support, training, etcetera. The renewal rate is \$4,500 per year.

Vice-President Willsey asked Operator Willey and Administrator Carr if this would be a useful program. They responded that it would be very useful and that IDEM wants us to map everything. Discussion. MOC Norton commented that this software is a good option as it would be very expensive to map our system using other services.

Member Gould made a motion to approve the \$4,500 quote for any year as long as the Utility wants to use it, using funds from the Wastewater budget. Vice-President Willsey seconded the motion. All were unanimously in favor. President Kelso is to sign the contract on behalf of the Utility Service Board.

C. OPERATIONS REPORTS

Operator Willey advised there were two different leaks at Eagle Park with asbestos lines. MOC Norton pointed out that there is a new reporting requirement for concrete asbestos lines

Operator Willey reported they have been working on the UV lights at the wastewater treatment plant. Quality Repair has been hired to help with the blower motor maintenance every 6 months. Operator Willey is also training Utility Worker Bond about blower maintenance. President Kelso asked how does it balance between us having someone come in to do the maintenance, versus us doing it ourselves. Operator Willey advised it saves us from losing our equipment and we are short on staff. Secretary Brown suggested having standard maintenance contracts for equipment. Operator Willey commented that is something to consider as it could allow them to get other work completed. Discussion.

Vice-President Willsey comment that the water loss report is looking better and asked what contributed to this. Operator Willey advised that the increase in water use by tourist may explain less loss. Member Kirlin advised there is a leak in the Pine Tree Hills addition that is getting worse. Operator Willey explained that this is a service line, and he will keep an eye on it.

5) ADJUSTMENT REQUESTS

Administration Manager Carr advised that she and Operator Willey did not of the Harden adjustment request as they did have an explanation for their high water usage. Operator Willey noted he did approve the other two adjustments before the Board.

Member Kirlin made a motion to approve the adjustment for the home on Turning Tree and 3200 State Road 135 North. Vice-President Willsey seconded the motion. All were unanimously in favor. Member Kirlin asked Administration Manager Carr to send a letter to the Harden's advising of the denial of the adjustment. The Board noted that if the Harden's want to contest the decision, they can take this to the Town Council.

NASHVILLE UTILITY SERVICE BOARD MEETING SEPTEMBER 22, 2021

6) UNFINISHED BUSINESS

A. UPDATE STATE WATER INFRASTRUCTURE FUND (SWIF) PROGRAM APPLICATION SUBMISSION

MOC Norton explained that total project costs for the IDEM agreed order is \$6.6 million. The Town was placed on the project priority list for funding. They applied for 5.5 million and got 2 million SWIF grant funds. Now we have to figure out if we want to do the project as a whole, how do we fund it. They could line the sanitary mains, eliminate the I&I, and eliminate the need for contractors. This also includes the build of the Salt Creek Plaza lift station. We will need to combine this with more money. Discussion. President Kelso commented the quicker we can get some of this done, let's do it. MOC Norton advised that he and Nathan DeLisle of MS Consultants can get working on this. He will also have Krohn and Associates look at the numbers and look a 20 year and 30 year loan rates. MOC Norton advised he will have this information the USB by Monday, September 27, 2021.

B. STATE PARK UTILITY EXPANSION PROJECT PROGRESS

MOC Norton reported that Curry and Associates are moving forward with the State Park project. Bids for the water portion of the project will go out in January and wastewater portion will go out in February. Discussion. President Kelso requested a project meeting with Curry and DNR soon to look at the timelines and have a few board members in attendance as well.

C. UPDATE ON RATE AND FEES ORDINANCE AMENDMENTS

MOC Norton advised that the hook-on fees ordinance has passed. The rate tracking ordinance will have a public hearing next month and go before the Town Council for their approval.

7) ANY OTHER BUSINESS

Member Kirlin asked about the USB taking over the Street Department. President Kelso asked that this be put on next month's meeting agenda to discuss.

President Kelso asked MOC Norton to add the position of Utility Manager to the 2022 Water and Wastewater budgets.

8) ADJOURN

Member Kirlin made a motion to adjourn the meeting. Member Gould seconded the motion. President Kelso adjourned the meeting at 8:58pm.

The audio recording made at the Nashville Utility Service Board meeting on 9-22-2021 is retained in the office of the Town Clerk-Treasurer.



Utility Service Board Member

12/8/2021
Date