

MONTGOMERY COUNTY REGIONAL WATER & SEWER DISTRICT
07/15/20 Board Meeting Minutes
South Boulevard County Building
110 W South Boulevard
Crawfordsville, IN 47933

The Montgomery County Regional Water & Sewer District met in session via virtual meeting platform on Wednesday, July 15th, 2020 at 3:00pm. The meeting was conducted via Zoom Meeting, due to the current public health emergency from COVID-19. The meeting was organized at the South Boulevard County Building, 110 W South Boulevard, Crawfordsville, Indiana. Board members present were: Chairman Dan Guard, Don Mills, Mark Davidson, Joe McCutchan and Brad Monts, Secretary/Treasurer.

Also present: District Attorney Stu Weliever- Weliever, Henthorn, Harris, & Petrie, LLC.; Ron Dickerson- Redevelopment Commission; Jim Peck- ; Lana Beregszazi and Grant Schouweiler- BCS Management; Amy Moore- VS Engineering; Shannon Killion- GAI; and Tom Astbury- Astbury Technologies.

I. Call to Order – Chairman Dan Guard called the meeting to order at 3:02pm.

II. Management & Administration:

A. Minutes & Board Meeting Schedule

Minutes were not provided to the board from April 8th, 2020. *Dan Guard motioned to review the minutes with the July 15th minutes at the next meeting, August 12th, 2020. Brad Monts seconded. Motion passed.*

B. Maintenance Report- Astbury Water Technology

Maintenance Report for the Nucor Rd. Wastewater Treatment Plant will be provided this evening by Astbury Water Technologies. Tom Astbury of Astbury Water Technologies stated that the plant is currently maintaining 58% capacity. Dan Guard noted that the capacity has increased since last month from 40% to 58%. Tom Astbury advised that there are lots of contributing factors. It may be due to manufacturing furloughs during the public health emergency. Dan Guard asked if the Equivalent Dwelling Units are still the same. Tom Astbury confirmed that they are.

Tom Astbury also noted that the plant has been maintaining excellent compliance and that the plant has never exceeded its limitations outlined in the permit. Astbury reported a response to a homeowner's call regarding an issue with the lift station on site. After diagnostics were performed by Astbury, the corrective action was to replace the internal switch of the grinder pump. Response time to the call was less than an hour. Tom Astbury noted that the homeowner was pleased with how the response was handled.

C. Update Development of Standard Operating Procedures- BCS Management

Grant Schouweiler from BCS Management provided an update of the status for the District's Standard Operating Procedures. Procedures for Charges & Billing, Maintenance Program, Locates Management, Connection Inspections and Permitting have been provided to the District for review. Lana Beregszazi, BCS Management, emphasized the importance of identifying who would fill the role of conducting Connection Inspections on behalf of the District. Dan Guard responded that the board

needs to identify the appropriate qualifications for such a role before designating personnel.

D. Charges, 2017-2020- VS Engineering

Lana Beregszazi noted multiple outstanding invoices that have not been paid to VS Engineering and asked for the statements of work and invoice prices. Amy Moore, VS Engineering, responded that outstanding invoices from the previous on-call contract totalled \$26,700.00 and \$1,800.00 from the current on-call contract. Amy also stated that she will report back to accounting for more detail on the outstanding invoices and organize them by statements prior to 2020 and within 2020.

Brad Monts asked how invoices were currently being processed, as the District has been paying invoices routinely, to try and correct the issue of outstanding invoices.

Jim Peck, County Engineer, requested that Amy Moore verify locations for Eagle Valley in order to confirm the as-built drawings.

E. Ordinance 2020-01 Rates

Stu Weleiver recommended that Ordinance 2020-01 for secondary dwellings be formally introduced so that it may be implemented into the District's codes.

Lana Beregszazi asked for the Capacity Fee price in the existing Ordinances and if that is currently being waived to Chigger Hollow residents. Amy Moore referenced the Capacity Fee, found in Ordinance 2011-01, Exhibit A. The fee is \$1,500.00 per EDU. Brad Monts stated that he believed the Chigger Hollow residents are now past their 365 day waiver and that the connections along SR 32 still fall within the time window for partial discount.

Dan Guard noted that \$1,500.00 seems high for this market and asked Amy Moore to advise if that price is reasonable. Amy Moore responded that the price is very low, compared to Capacity Fees of other utilities. Tom Astbury pointed out that Palestine's Capacity Fee is \$1,400.00 and Floyds Knobs is \$2,300.00. Montgomery's Capacity Fee is reasonable. Mark Davidson also stated that, compared to the cost of replacing an on-site septic, the Capacity Fee is a fair deal.

Lana Beregszazi asked to confirm that Chigger Hollow residents now pay the full Capacity Fee, due to multiple residents calling and asking for price information. Stu Weleiver mentioned another residence that called in with a failing septic and wishing to connect. Dan Guard confirmed that Chigger Hollow residents now need to pay the full Capacity Fee and that the fee will remain the same price.

F. Materiality Resolution

Stu Weleiver stated that the board needs to decide on a cash value amount for the Materiality Resolution. In addition, a non-cash value must be decided. This is typically the same as the cash value or higher. From experience, Stu stated that non-cash values are arbitrary and typically higher. Brad Monts recommended a cash value of \$100.00 and non-cash value of \$500.00 to be implemented into the resolution.

III. Project Updates:

Lana Beregszazi reintroduced the discussion for a potential Economic Development site-selection for a large industrial user. The sewer capacity needs of the user are 260,000 GPD, which would use all of the capacity from the WWTP expansion. The board needs to have a plan in place if the potential site is selected as to how the board would finance for the expansion and perhaps additional capacity. Jim Peck also noted that the agreement with Indiana American Water has the water supply reaching the site on time for the inquirer's needs. Dan Guard stated that it is important for the District to understand that we have a plan in place. The District needs to be ready to take action quickly when the time comes.

Shannon Killion pointed out that the construction timeline needs to be considered with meeting the timeline for the inquirer. Depending on when they finalize their site selection, snow and undesirable weather could affect the completion of the project on time.

IV. New Business

Lana Beregszazi brought up that there are multiple failed septic in the Mace and Linnsburg communities. A drainage project is already planned. It would be beneficial to incorporate the Septic Elimination and Drainage Projects together, as they go hand-in-hand. Both projects would need to be financed through the District. Mark Casteel stated that a feasibility study and cost estimate are required in order to factor the cost into the Drainage Project to be able to request assistance from the state and INDOT.

V. Treasurer's Report

Accounts Payable Claims = \$24,362.59.

Brad Monts moved to approve claims, as presented, for \$24,362.59. Dan Guard seconded. Motion passed.

VI. Adjournment

Dan Guard notified the District that Terry Hockersmith has resigned, due to health issues. Don Mills will be taking his stead on the board.

Having no other business to come before the Board, *Brad Monts moved to adjourn. Mark Davidson seconded. Motion passed.*

Meeting adjourned @ 4:27pm.

Respectfully Submitted by Grant Schouweiler - Program Manager - BCS Management

Approved this ___ day of August, 2020.


Dan Guard, Chairman