

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMISSION

Nat U Hill, Bloomington, IN

July 19, 2019 / 8:00 a.m.

Meeting Minutes

Members in Attendance: Vauxx Booker, Lisa Abbott, , Chris Cockerham, Cathi Crabtree, William Smith, Doris Sims, Forrest Gilmore

Others Present: Jonathan White, Drew Myers, Rick Coppock, Dominic Thompson, Trent Deckard, Mary Morgan

Call to Order

The meeting was called to order at 8:02 a.m.

Meeting notes were approved.

New Business

Chris Cockerham explained to guest Rick Coppock the information provided by guest Vic Kelson. Rick Coppock from Bynum-Fayno Utilities talked about the organizations work. They manage about 20 sewer systems including entities such as the South-Central Sewer District that provides services for The Pointe/Harrodsburg and Stinesville. Mr. Coppock explained that typically the Developer creates the waste water infrastructure and then the Sewer District manages it. Mr. Coppock explained how package work and noted that they are under the same rules as other plants. The biggest concerns are about flow to the plant. He explained how gravity system work noting that with a gravity system they will typically have a lift or a pump system which have to maintain the pump. Mr. Coppock discussed federal and other resources such as the Southern Indiana Development Commission that can help secure funds for sewer. The commission asked about sewer rates. Mr. Coppock explain that often part of the rate is paying off the cost of installation. The commission asked about Stinesville's sewer service. Mr. Coppock explained that Stinesville has a septic tank, the solids drop out and then the gray water goes to a lagoon system. Mr. Coppock noted that the State doesn't approve very many lagoon system anymore. The commission asked about determining capacity. When you do the original design, the State has a calculation of flow from each home and you are required to design by that requirement. The commission asked about cost of development. Mr. Coppock explained that it depends greatly on what the system needs. The commission asked about environmental impact. Mr. Coppock explained that IDEM tells you what our impact is going to be. If you want to go beyond that, you could add an additional step. Those systems take up a lot of ground. The commission asked about above ground vs. below ground systems. Mr. Coppock said it depends on terrain and provided examples but noted that most are in ground. The commission asked about fail rate. Mr. Coppock explained that if you have a good collection system they generally don't have any problems noting that the issues can include a lot of

rain water, mechanical failures, etc. Mr. Coppock noted that is no different than other plants, just a different scale.

Jonathan White from Planning provided data for specifically for Monroe County. He noted that residents are concerned about affordable housing. The data was from the Monroe County Quality of Life and Workforce Development report. It shows that Monroe County is behind on housing supply. Jonathan will have a draft report at the end of the summer.

Subcommittees –

1. Short-term –

Met with the Commissioners. The Commissioners were concerned about over-promising. They will continue to work on the Resolution to make sure it is doable. They were receptive to the ideas outlined in the Resolution and that this would lay the groundwork for the path forward.

2. Inclusive Code Committee –

The July meeting was moved to August.

Motion to adjourn.

Action Items

1. The Commissioners would the committee to look at Thompson property.
2. Cathi reports that she reached out to the Commissioners on the \$900k
3. Need a report from the Recorder's Office on recording fee options. (Trent will ask)

Next meeting:

August 16, 2019 at 8 a.m.