



3847 Country Manor West - P.O. Box 18 - North Vernon, Indiana 47265

Office: (812) 346-5500 - Fax: (812) 346-0838 - [www.JNRU.org](http://www.JNRU.org)

Jennings Northwest Regional Utilities  
Meeting Minutes  
Jennings Northwest Regional Utilities Office  
July 12, 2023

President Brian Hatfield called the meeting to order at 5:00 P.M.

Roll call was performed. The following members were present: Brian Hatfield, Marshall Jenkins, Mike Gerth, Dale Boyd, and Judi-Johnson Stevens. Also in attendance: Jeff Maddux (Utilities Superintendent), Andrew Klescht (Utilities Manager), Jordan Day (Customer Service Representative), Kayla Zimmerman (Attorney), and (1) member of the public.

Approval of Minutes:

The June 2023 Board minutes were presented. There was a motion by Marshall Jenkins to approve the minutes as presented with a second by Judi-Johnson Stevens. The motion passed (5-0).

Members of the public:

Katelyn Shafer with Reedy Financial was present. Katelyn Shafer presented us with the information for a rate study for Water and Sewer. Katelyn stated that if we accept the rate study that once she begins working on it there would be approximately a 4-week turnaround time. She stated that there would be a total of up to 5 meetings. The first meeting would be a kickoff meeting, the second would be a draft meeting, an engagement meeting, a public meeting and then a final meeting. She stated that the rate study would provide a 10-year outlook. It would begin from the year end of 2022. She also stated that if JNRU were to pursue debt, it would require a rate study to have on file. The most recent water increase was in 2009 and 2015 was the last year for a sewer increase. Katelyn stated that they would use other utilities such as Jennings Water, and other similar sized utilities to compare rates to get a basis. Mike Gerth stated that at the time we are waiting for the engineer's report to come and Katelyn stated that once it does, she will add their numbers into her study. Each rate study is \$7500, water and sewer. Marshall Jenkins made a motion to engage Reedy for Water and Sewer rate studies. Mike Gerth seconded the motion. (5-0).

**Superintendent Report: Jeff Maddux**

The parts have arrived for the press and will be back online by the end of the month. The press will be used when the new Hycor is installed. For the next year, they will have to begin the lead service line inventory which is due by October 16, 2024. Jeff stated that there are approximately 272 connections that he believes will need further investigation. IFA/IDEM is requiring this project to be completed. Jeff also stated that the manhole inspections are now complete, and that valve pit inspections/ maintenance are being worked on next. Jeff reported



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that two of the three new field employees and trained at the wastewater plant and are now studying to able to obtain a class II license once they have worked at the plant for two years.

#### **Manager's Report: Andrew Klescht**

The cellphone tower lease has had version 1 sent over, if approved it would generate \$950 a month. It would be based on a 5-year contract and after the contract they can decide if they want to continue the contract. There would be at least 7, 5-year contract options.

Mike Gerth made a motion to accept the lease agreement upon Kayla Zimmerman reviewing the agreement. Judi-Johnson Stevens seconded the motion. (5-0).

Marshall Jenkins discussed the use of fire departments utilizing our fire hydrants when needed. Written agreements in place could help the fire rating of the CSL development and improve fire insurability for homeowners.

Andrew also discussed the use of ACH payments for all employee reimbursements and board member payments. Dale Boyd made a motion for ACH payments to be utilized. Mike Gerth seconded the motion. (5-0).

#### **Treasurer's Report:**

Mike Gerth gave a verbal report.

Brian entertained a motion to pay the claims. Mike Gerth made the motion and Judi-Johnson Stevens seconded the motion. (5-0).

#### **Old Business:**

The tapping ordinance 2023-1. Marshall Jenkins made a motion to adopt, and Judi-Johnson Stevens seconded the motion. (5-0).

The return of deposits ordinance 2023-2. Mike Gerth made a motion to adopt, and Judi-Johnson Stevens seconded the motion. (5-0).

The board discussed the selling of the farm property. After discussion it was determined to list the property for \$7,900 an acre. There are 45 tillable acres and 48 total. Mike Gerth made a motion to list the property with a realtor for \$7,900 an acre. Dale Boyd seconded the motion. (4-0-1) Judi Johnson-Stevens abstained. Andrew Klescht stated that he will reach out to Coldwell Banker

#### **New Business:**

Mike Miller contacted Brian Hatfield regarding a meeting with Terry Goodin who works for USDA to get an idea of the needs for the area. Brian would like Jeff, Andrew, and another member of the board to participate in the meeting.

#### **Adjournment:**

Motion to adjournment by Dale Boyd and Marshall Jenkins seconded the motion. 6:46 P.M. (5-0).



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Members

Brian Hatfield

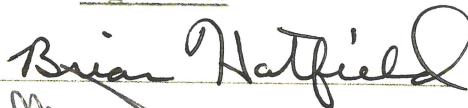
Marshall Jenkins

Mike Gerth

Dale Boyd

Judi Johnson-Stevens

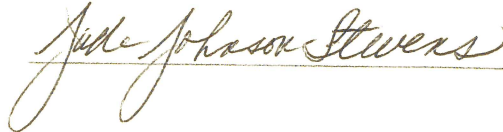
Signatures











ATTEST: August 9, 2023

  
Marshall Jenkins, Secretary

ORDINANCE #2023-   1  

ORDINANCE OF THE BOARD OF TRUSTEES OF JNRU  
TAPPING BY DEVELOPERS

WHEREAS, Jennings Northwest Regional Utilities, hereinafter (JNRU), owns and operates a regional water and sewer district serving primarily the residents of Country Squire Lakes in Jennings County, Indiana; and

WHEREAS, in the ordinary course of day-to-day business of the utilities developers find it necessary to hook to the system.


WHEREAS, JNRU now wishes to begin a new policy that prohibits developers from tapping into the system on their own. This is now considered a prohibited practice subject to a tap fee and damages.

BE IT THEREFORE ORDAINED as follows: JNRU now prohibits developers from tapping into the system and said act shall be subject to a tap fee and damages.

The foregoing ordinance is hereby adopted by the Board of Trustees of JNRU, this 12th day of July, 2023, by a majority of the Trustees at a duly called meeting of the Board.

  
Brian Hatfield, President

Attest:

  
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Marshall Jenkins, Secretary

ORDINANCE #2023- 2

ORDINANCE OF THE BOARD OF TRUSTEES OF JNRU  
RETURN OF DEPOSITS

WHEREAS, Jennings Northwest Regional Utilities, hereinafter (JNRU), owns and operates a regional water and sewer district serving primarily the residents of Country Square Lakes in Jennings County, Indiana; and

WHEREAS, in the ordinary course of day-to-day business of the utilities a deposit for hooking on to the system of \$325 is required of new customers.

WHEREAS, JNRU now wishes to begin a new policy to apply said deposit to the customer's account as a credit after the customer has successfully made twenty-four (24) consecutive payments without missing a payment or being late with a payment.

BE IT THEREFORE ORDAINED as follows: JNRU shall apply customers' deposits to their account as a credit balance after they have successfully made twenty-four (24) consecutive payments without missing a payment or being late with a payment.

The foregoing ordinance is hereby adopted by the Board of Trustees of JNRU, this 12th day of July, 2023, by a majority of the Trustees at a duly called meeting of the Board.

  
Brian Hatfield, President

Attest:

  
Marshall Jenkins, Secretary