

**Tellico Village Property Owners Association
Public Services Advisory Committee
October 4, 2021**

The Public Services Advisory Committee met on October 4, 2021. PSAC members present were James Hawkey, Ed Hofer, William Schultz, John Tierney, Bill Busch. Staff members present were Clayton Taylor, Chad Johnson, and Karen Davis. Also present was POA Board liaison Bruce Johnson.

Ed Hofer called the meeting to order at 10:00 a.m.

Meeting was held in the POA large conference room.

Minutes from the September 1st PSAC meeting were approved by unanimous consent.

Clayton discussed big ticket items for the 2022 budget:

- Looking at the hourly rate for TDW
- New thought is to perform this job in house, using 3 staff members and a new backhoe
- Large dollars will be needed for much needed water and sewer improvements
- Will meet with Adam from Jacobs Engineering for final details for water improvements

Clayton Taylor: Remaining projects for 2021:

- POA is solely responsible for the water pressure; LUB is responsible for water volume

Funding Requests:

Change order requested for the water tank maintenance contract. The calculation of square footage and cost to inspect inside confined space is to be included in the contract.

Motion to proceed with advanced funding request provided contract is modified to inspect at 11 months: Jim Hawkey, 2nd Bill Schultz. Motion passed 5-0

Fire Department HVAC replacement:

Motion to proceed: Bill Busch, 2nd Jim Hawkey. Motion passed 5-0

TVB Station duct work replacement:

Rather than replace the HVAC for the entire area, the recommendation is to have two independent systems, one regular HVAC unit for the studio and a mini-split for the control room.

Motion to proceed: Jim Hawkey, 2nd John Tierney. Motion passed 5-0

Welcome Center:

Two units need to be replaced. They will be wi-fi units with the ability to be exteriorly controlled. Need to make sure they are compatible with the other units.

Motion to proceed: Bill Busch, 2nd Jim Hawkey. Motion passed 5-0

Interstate evaluates all POA HVAC unit annually.

Clayton Taylor: Roads and Grounds:

- Caldwell Paving is the contractor for the PMM project; they have subbed out the work to King Asphalt. All planned work for this year will be completed this month.
- Kahite milling begins October 5th and should take two days; one to mill and one to pave

Public Works Reports Chad Johnson:

- D dock is secured
- The new Tanasi dock is installed; the abutment between the ground and dock needs to be poured
- Funderburk is due this week to complete the electric; then it will be inspected
- The intent is to be able to use this dock by November
- The by-pass pit is complete

- Building maintenance and sewer got their new trucks
- The air scrubbers are in; keep track of air scrubber filter changes
- The wave attenuator is being worked on starting Monday. Not sure how long this will take

Utilities and Property Report for September:

- Sewer Tanks Installed-25 (YTD-187)
- Waterlines installed-3 (YTD-109)
- New Water Meters Installed-31 (YTD-305)
- Sewer Leaks-28 (YTD-246)
- Water Leaks-17 (YTD-167)
 - Water main break on Noya Way (9/20/21)
 - Water main break on Nowata Dr. (9/22/21)
- Water meter changeout program – 165 YTD
- Tank Risers Checked-**Finished**
 - The residential projects to fix the infiltration issues will begin in Kahite, and hopefully have a good start and proof to address more in the Loudon part of the village.

PSAC Open Forum:

Bill Busch mentioned the street light at Cheeyo/444 intersection is still not in operation.

Meeting ended at 12:30