

Clay Township Regional Waste District

www.ctrwd.org Phone (317) 844-9200 Fax (317) 844-9203

CAPITAL & CONSTRUCTION COMMITTEE MEETING

Monday, November 6, 2017 at 4:30 P.M.
10701 N. College Ave, Suite A, Indianapolis, IN 46280

AGENDA

1. Public Comment
2. Dedications
 - a.) Heritage at Springmill Sections 1 and 2
 - b.) Shadow Wood
3. St. Mary and St. Mark Sanitary Sewer Extension
4. Service to Wolf Run & Union Township
5. Capital budget
6. Other Business
7. Capital Project Updates
 - a. #1601 – 106th Street Parallel Forcemain
 - b. #1701 – WWTP Post-Treatment Improvements
 - c. #1702 – Keystone/96th Sewer & Force Main Relocation
 - d. #1705 – 99th Street Sewer Extension & Lift Station 6 Elimination
 - e. #1707 – Neighborhood Sewer Projects
 - f. #1801 – Lift Station 4 Elimination

Date and time for next meeting: Monday, December 4, 2017 at 4:30 pm



MEMORANDUM

To: C&C Committee

From: Ryan Hartman

Date: November 6, 2017

Subject: Dedication

Heritage at Springmill Section 1 & 2 and Shadow Wood sewers are complete and ready for acceptance.

Recommended Action: Accept the dedication of Heritage at Springmill Sections 1 & 2 and Shadow Wood sanitary sewers.



MEMORANDUM

To: C & C Committee

From: Drew Williams

Date: November 1, 2017

Subject: St. Mary and St. Mark Sanitary Sewer Ext.

The City of Carmel has been in touch with Mr. Khoury, the builder of the St. Mary and St. Mark Church on Shelbourne Road, regarding the cleaning up of their property to the north of the church. Mr. Khoury had relocated a house from the Church parcel to the property to the north and the house has seat empty since they have not connected it to sewer. Mr. Khoury told Carmel that he wanted to connect to the sewer, but the District would not allow it. I informed Carmel that this was not factual. Mr. Khoury attended the August 2014 Capital and Construction Committee meeting regarding the proposed St. Mary & St. Mark Minor Subdivision on the 5 acre parcel. The parcel is owned by Thomas R. Jones of North Carolina and is under a land contract with St. Mary & St. Mark Coptic Orthodox Church Inc.

Mr. Khoury was at the meeting to object to the District's requirement that the sewer had to be extended to the far side of his property as is required of all properties. This route is shown on the attached drawing as route C. Mr. Khoury stated that the Church would not extend the sewer. They would only be willing to grant easements across front of Lots 1 & 2. Since there was an existing house on the proposed Lot 2 that extended almost to the proposed R/W line, the District was willing to allow Mr. Khoury to extend the sewer only across Lot 1 to service the relocated house if the Church would sign an agreement that they would extend the sewer across Lot 2 of their subdivision when sewer needed to go further north. Mr. Khoury stated that if the Church would be required to pay for 250' of sewer in addition to granting easements, they would not connect to sewer.

The Church did extend the sewer across the frontage of the Church's lot. However, they still owe over \$5000 in fees from May 2016.

The relocated house is sitting on a foundation on the 5 acre parcel with the existing house. The parcel has not been subdivided as Mr. Khoury had presented on his drawings. I find it odd that Carmel allowed the relocation of the house onto a parcel with an existing residence with no plan to handle the sewage.

Carmel has asked if the District would reconsider the connection requirements as stated above.

St. Mary & St. Mark Minor Subdivison

PRIMARY PLAT

PART OF THE NE 1/4, SECTION 31, TOWNSHIP 18 NORTH, RANGE 3 EAST,
CLAY TOWNSHIP, HAMILTON COUNTY, INDIANA
PARCEL NO: 17-09-31-00-00-013.001
12210 SHELBORNE ROAD

LEGEND

G	UNDERGROUND GAS LINE	⊗	GAS METER	⊗	STORM MANHOLE
W	UNDERGROUND WATER LINE	⊗	GAS VALVE	⊗	UTILITY POLE
UT	UNDERGROUND TELEPHONE LINE	⊗	FIRE HYDRANT	⊗	GUY ANCHOR
UF	UNDERGROUND FIBER OPTIC LINE	⊗	WATER VALVE	⊗	LIGHT POLE
UC	UNDERGROUND CABLE TV	⊗	WATER METER	⊗	SIGN
UE	UNDERGROUND ELECTRIC	⊗	WELL	⊗	MAILBOX
OE	OVERHEAD ELECTRIC	⊗	SANITARY SEWER MANHOLE	⊗	BM / TBM
OT	OVERHEAD TELEPHONE	⊗	CURB INLET	⊗	
OC	OVERHEAD CABLE TV	⊗	SQUARE STORM INLET	⊗	
x	CHAIN LINK FENCE	⊗	ROUND STORM INLET	⊗	
+	WIRE / BARB WIRE FENCE	⊗			
o	WOOD RAIL / PRIVACY FENCE	⊗			
> 0 0	SWALE / FLOWLINE	⊗			

OWNER / DEVELOPER

St. Mary St. Mark Orthodox Coptic Church
c/o Maher Rizkalla
800 East 110th Street
Indianapolis, IN 46280
(Ph) 317-402-4763
Email: mrizkall@lupul.edu

Surveyor

James D. Hall, LS
JD HALL LAND SURVEYING
803 S. OHIO STREET
SHERIDAN, IN 46069
(PH) 317-696-3564
(FX) 317-758-5510
EMAIL: elandsurveyor@yahoo.com

PRESENT ZONING:

S-1 RESIDENTIAL

FRONT SETBACK: 40'
SIDE SETBACK: 20'
REAR SETBACK: 20'
MIN. LOT WIDTH: 120'
MIN LOT SIZE: 25,000 SF

NOTES:

LOT 1 - a single family structure (2200 S.F.) was relocated from adjacent tract to facilitate Church building construction.

Lot 2 - An existing single family structure (1450 S.F.) and a barn (720 S.F.) are located hereon and no additional work is proposed for Lot 2.

Area of existing tract not yet dedicated (0.14 ac., shown in cross hatching) will be dedicated. Proposed right-of-way line to be in agreement existing RW to the South.

A Sanitary Sewer Extension is proposed as shown to serve both residential lots. A continuation of the planned easement is also proposed across Lot 1.

There exists a drive / curb cut onto Shelborne Road, which will be a shared access and covered by an Access Easement. No additional accesses are proposed for this subdivision.

This subdivision is based on a previous survey of the property by Stoepelwerth & Associates, Inc. Job No. 57180MNR, Recorded as Instrument No. 2008050088, on 10/06/2008, in the Records Office of Hamilton County, Indiana. The land description provided hereon is the deed description of the subject property as reflected on that survey. An updated description based on this and current survey data will be provided for the Final Plat.

LAND DESCRIPTION (INST# 1998-16261)

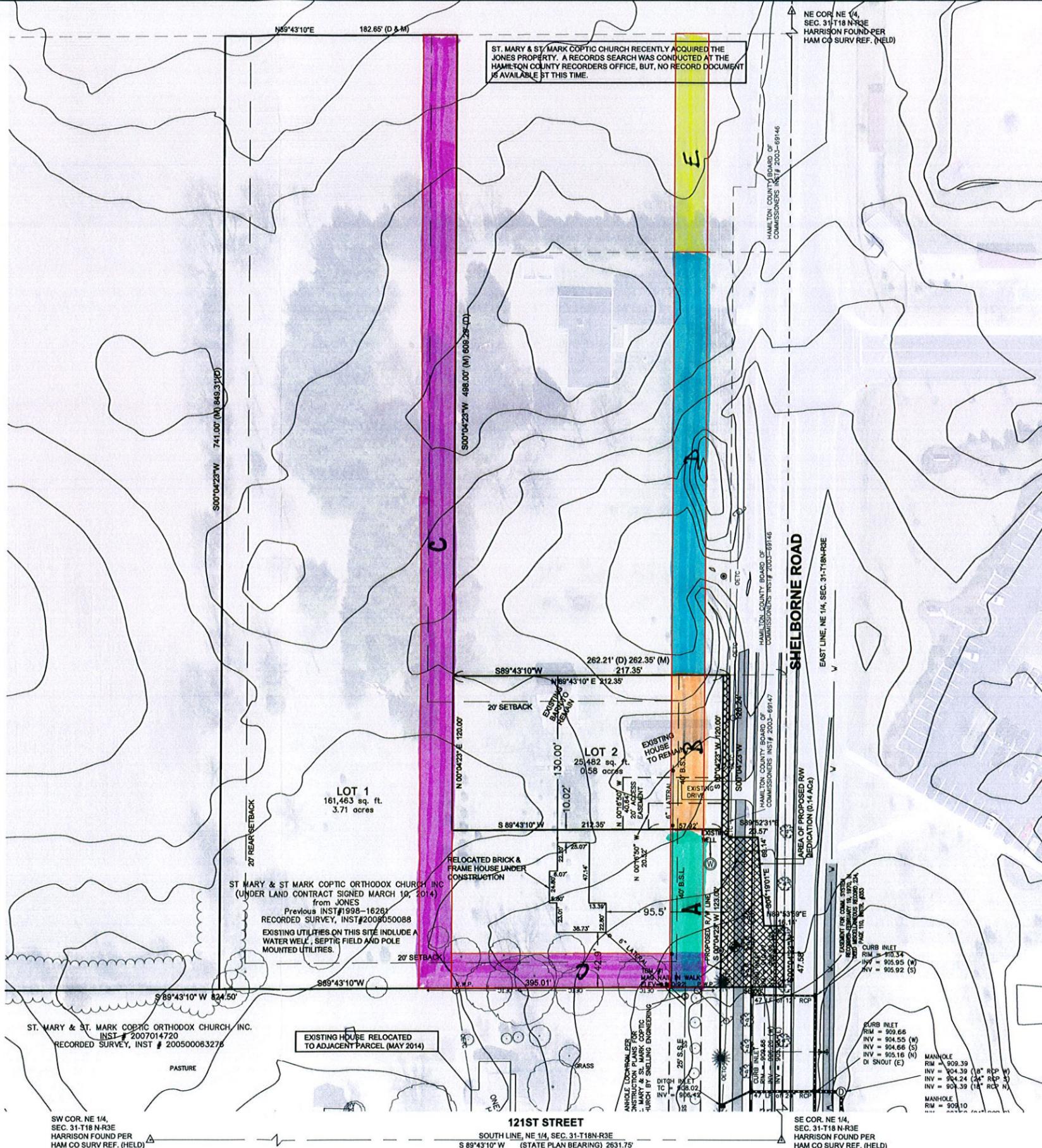
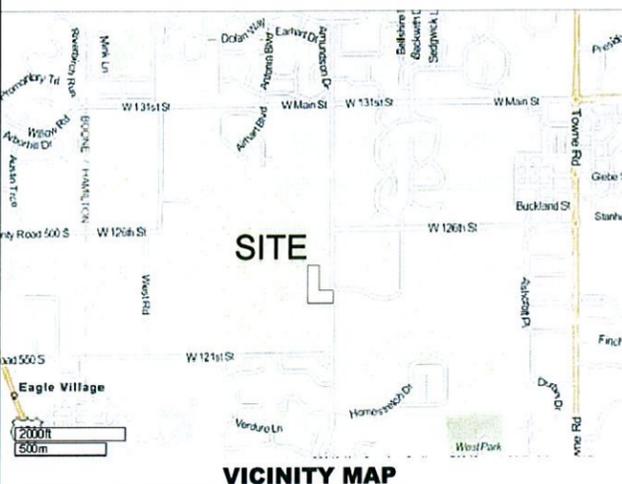
A part of the Northeast Quarter of Section 31, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Quarter, thence North 00 degrees 00 minutes 00 seconds East along the East line of said Quarter, 891.00 feet to the point of beginning, thence North 89 degrees 37 minutes 00 seconds West and parallel with the South line of said Quarter, 445.00 feet; thence North 00 degrees 11 minutes 36 seconds West, 849.31 feet; thence South 90 degrees 00 minutes 00 seconds East 182.65 feet; thence South 00 degrees 00 minutes 00 seconds West and parallel with the East line of said Quarter 609.29 feet; thence South 90 degrees 00 minutes 00 seconds East, 265.21 feet to the East line of said Quarter, thence South along the East line of said Quarter, South 00 degrees 00 minutes 00 seconds West 243.00 feet to the Point of Beginning, containing 5.00 acres more or less.

EXCEPT Dedication of Public Right-of-Way per Inst# 2003-69147

Part of the Northeast Quarter of Section 31, Township 18 North, Range 3 East in Clay Township, Hamilton County, Indiana being part of a real estate conveyed to Thomas R. Jones per Quit Claim Deed as recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 9809816261 (Jones Property), more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said section, thence North 00°04'41" East on and along the East line of the Northeast Quarter of said section 938.52 feet to Point of Beginning of this description; thence North 89°55'19" West 16.14 feet; thence North 04°18'43" East, 69.14 feet; thence North 89°52'13" West 23.57 feet; thence North 00°04'41" East parallel with the East line of said Northeast Quarter 126.24 feet to a point on the North line of said Jones Property; thence North 89°43'35" east on and along the North line of said Jones property, 45.00 feet to the Northeast corner of said Jones property said point also being on the East line of said Northeast Quarter; thence South 00°04'41" West on and along the East line of said Northeast Quarter 185.48 feet to the Point of Beginning, containing 0.160 acres more or less; subject to all rights-of-way, easements and restrictions.



JD HALL LAND SURVEYING		REVISE LOCATION OF PROPOSED HOUSE		BY	
DWG:	JDH	1	8/26/14	NO.	DATE
CHK:	JDH	2	7/28/14	DESCRIPTION	
OFFICE: 803 S. OHIO STREET, SHERIDAN, IN 46069, (PH) 317-696-3564, (FX) 317-758-5510, EMAIL: elandsurveyor@yahoo.com					
PART OF THE NE QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, HAMILTON COUNTY, INDIANA					
FIELDWORK: FIELDBOOK, FIELDWORK					

10F1

14-027(SP)

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MEMORANDUM

To: C & C Committee
From: Wes Merkle
Date: November 6, 2017
Subject: Service to Wolf Run & Union Township

Stan Burton, owner of Wolf Run Golf Club, contacted staff several months ago requesting CTRWD extend sanitary sewer service to his property at the southwest corner of Michigan Road and State Road 32 in Union Township. This property is within the Hamilton Southeastern Utilities, Inc. (HSE) Certificate of Territorial Authority (CTA) area. This CTA covers all of Union Township, except for an area located east of Michigan Road and south of County Road 200 South which is already served by CTRWD.

Mr. Burton had already attempted to work with HSE to extend service to his property. HSE has no infrastructure in Union Township. HSE proposed to service this area by constructing a lift station and force main to the Citizens Westfield WWTP. Mr. Burton would be expected to pay the \$5 million estimated construction cost and wait approximately three years for HSE to complete the work, making his development impractical.

The Wolf Run property is centrally located within Union Township. Substantial investment would be required to extend service from CTRWD's existing service area, therefore staff believed it would be more practical for CTRWD to consider servicing all of Union Township instead of just this property. The Town of Zionsville is supportive of extending service to Union Township. CTRWD engaged GRW Engineers, Inc. (GRW) to complete an engineering study to evaluate the District's ability to service Union Township.

Extending service to Wolf Run requires construction of a lift station and force main to send flows into CTRWD's existing service area. Layout of infrastructure, scope of work, cost estimates, timing, and other pertinent information would be determined in detail during the design process. Preliminary discussions with Mr. Burton regarding framework for CTRWD extending service included the following concepts:

- Mr. Burton plans to develop approximately 240 acres into a primarily residential subdivision with 350 homes and possible multi-family residential or commercial lots.

- A new lift station would be located along the eastern part of the Burton property near Eagle Creek. Flows from neighboring properties and future development would be considered in construction of the lift station.
- Certain gravity sewers would be extended across the Burton property in the development process, with some sewers installed deeper and/or using larger size (oversized) pipe, to allow CTRWD to extend service beyond this property in the future.
- A force main would be installed from the lift station to Michigan Road, then south to County Road 300 South, then east to existing gravity sewers near Union Elementary School. Mr. Burton would work with neighboring property owners to secure easements needed to build the force main between Wolf Run and Michigan Road. The rest of the force main is anticipated to be installed in right of way, thereby avoiding further easement acquisition and the potential for condemnation, which would add substantial cost and time to any project.
- CTRWD would engage a professional engineer to design the lift station and force main. Mr. Burton would engage a professional engineer to design gravity sewers within his development, in coordination with CTRWD's engineer regarding the lift station and sewer oversizing. This arrangement is very similar to the development of Jackson's Grant and regional lift station construction several years ago.
- The lift station, gravity sewer and force main on Wolf Run property would be constructed by Mr. Burton's contractor. Off-site force main would be constructed by CTRWD's contractor.
- Wolf Run development and CTRWD would proceed with design, permitting, bidding and construction simultaneously to expedite delivery of service. It would be CTRWD's goal to have sewer infrastructure online by the time construction of homes or businesses begins. Staff anticipate 12 months or less to complete construction of the force main.
- Costs to construct the lift station, force main, and oversizing portion of gravity sewer would be reimbursed by CTRWD.
- CTRWD would assess fees in accordance with rates applicable to all development within its existing service area.
- Both parties would execute a sewer service agreement similar to Jackson's Grant.

GRW estimated the cost to construct the new lift station and force main at approximately \$2.8 million. Additional costs of approximately \$0.5 million are anticipated with oversized gravity sewer installation. Collection system projects necessary to extend sewer service within CTRWD's service area are essentially paid for through an acreage based Interceptor Fee. If Mr. Burton develops 240 acres, based on the current rate of \$4,075 per acre, his Interceptor Fee would be \$978,000. This leaves CTRWD responsible for a substantial investment of approximately \$2.3 million in costs that would be recouped through future development and sewer connections in the area served by the new lift station.

CTRWD already has many capital projects both planned and underway within in existing service area. Limited funds are currently available. To avoid delays in

proceeding with construction, staff suggests partnering with property owners through guarantorships, where property owners could pre-pay Interceptor Fees that would be due for future development, in exchange for sewer availability, which we understand commonly increases property value in developable areas. Mr. Burton or neighboring property owners could also pay for all or part of the sewer extension costs and receive reimbursement as other developments in the area pay Interceptor Fees to connect. Mr. Burton plans to contact neighboring property owners to gauge their interest in this opportunity. The Board should establish an anticipated level of contribution CTRWD would expect to see from property owners before proceeding with construction.

As new homes and businesses are connected to CTRWD sewers, a flow or consumption-based Connection or EDU Fee is assessed. Connection Fees pay for improvements required to expand its wastewater treatment plant (WWTP) to provide additional capacity. CTRWD already plans to expand its Michigan Road WWTP in the coming years. CTRWD also owns capacity at Carmel WWTP and CTRWD has the ability to adjust flows it sends to both plants to optimize its use of treatment capacity at both facilities. Staff anticipates using residual capacity at these plants to accommodate new customers in Union Township. In the long term, however, CTRWD would construct a new WWTP to serve Union Township. Staff plans to continue assessing Connection Fees to pay for additional treatment capacity needed.

Recommended Action: Direct staff to mail a letter to Mr. Burton stating in consideration of the aforementioned details, CTRWD is willing to provide sanitary sewer service to the Wolf Run property under the following conditions and terms (a) the Burton property is removed from the HSE CTA, (b) the HSE CTA covering Union Township is withdrawn in its entirety, and (c) the Town of Zionsville formally requests CTRWD service all of Union Township.