



CAPITAL & CONSTRUCTION MEETING

Monday February 8, 2021 at 5:30 p.m.
Memorandum

Mr. Pittman called the meeting to order at 5:40 p.m.

Roll Call

Members Present: Committee Chair Steve Pittman, members Amanda Foley, and Jeff Hill who attended by phone, Board members Jane Merrill, Eric Hand, Michael McDonald. Others in attendance were Utility Director Andrew Williams, Engineering Manager Wes Merkle, Controller Cindy Sheeks, and Administrative Assistant Maggie Crediford.

Public Comment

There was no one present from the public.

Dedications

Mr. Pittman said Staff is asking the Committee to recommend the Board accept the dedication of the Carmel Medical Arts Pavilion sanitary sewers. There were no questions or comments.

#2101 Little Eagle Creek Interceptor Extension

Mr. Pittman said this is the sewer extension project that would extend TriCo sewers north towards County Road 200 South. There is a proposed development just south of the airport property. Staff expects there to be challenges obtaining easements from property owners who are not supportive of development in the area.

Mr. Merkle said the interceptor sewer currently ends at 146th Street or County Road 300 South by Union Elementary School. The sewer will be extended north around Fieldstone. Arbor Homes has about 200 acres under contract that is already zoned, and they are moving forward with the development. Staff's intent is to move forward with design simultaneously with development. The difficulty for TriCo will be securing easements. Staff and developers have approached property owners along County Road 1200 East to secure easements. There were several owners who had no interest in granting easements. Mr. Pittman asked if the Board moves forward with the requested design services and the property owners will not work with the Utility regarding easements, how long is the condemnation and eminent domain process. Mr. Merkle said it would depend on how quickly the process moved through the legal system. Staff will reach out to the property owners and give them time to respond. If the property owners are willing to work with Staff, time will be given to reach an agreement. Mr. Hand asked if there is an alternate design route that could be taken that would eliminate the need to acquire easements from these property owners even if it might not be the most cost-effective route? Mr. Merkle said the Utility needs to cross the same properties regardless of the route. The alternative

would be going along County Road 1200 E. The difficulty there is if the Utility is not following the creek it will reach a point where it is installing sewer 30 plus feet deep, which is more disruptive and comes with much greater costs and risks. The Committee will recommend the Board accepts the design services agreement.

#2103 Long Brook, Bridlewood & Countrywood Sewer Extension

Mr. Pittman said the recommended action is to proceed with engineering services to extend services to Long Brook, Bridlewood and Countrywood and approve the professional services agreement with GRW in an amount not to exceed \$59,150. Mr. Pittman asked how the sewer is being extended to the Long Brook neighborhood. Mr. Merkle said the extension will require the sewers to be run through some of their common area. The Utility will need to acquire easements from the HOA. Mr. Merkle said this is the last neighborhood sewer project for the Utility to complete. The Committee will recommend approval of the engineering services agreement with GRW in an amount not to exceed \$59,150.

Mr. Hill said the memo provided in the packet mentions not recommending low-pressure sewers in Lacoma Estates. He asked if redevelopment happens in Lacoma Estates, would that area be served through gravity sewer mains in the future? Mr. Merkle said Lacoma estates is at 96th Street and Spring Mill Road and no one in that neighborhood has requested sewer service. There was a proposal by St. Vincent to build a large hospital complex several years ago. St. Vincent backed away from those plans. However, they are still planning on developing that property in some capacity and they have purchased most of the homes in the neighborhood. If development happens and the neighborhood is demolished, then the low-pressure sewers there will be demolished as well. The area would then be served by gravity sewer through Lift Station 24, by the extension of gravity sewers.

Capital Project Updates

Mr. Merkle said projects are moving along well and staff is happy with the progress. The Haver Way Lift Station was started up and nearby business owners want to connect.

Lift Station 16 Reconstruction- This project is pending a project that Mr. Pittman is developing. When the project moves forward, TriCo will move forward with sewer design and construction simultaneously.

Mr. Merkle said there has been renewed interest on a couple parcels on 99th Street, between Westfield Boulevard, Rangeline Road and Keystone Parkway by Walden Pond. The property has been on and off the market over the years. A project was approved two or three years ago to extend sewers from Keystone up to the property, but the developer never moved forward so the Utility tabled the extension plans. It could be coming back around and moving up on the development schedule.

Plant Expansion- Mr. Merkle and the Committee discussed challenges with the construction contractor Thieneman with regards to the quality and proposed change costs. Mr. McDonald asked if quality troubles are being documented in case there are

issues in the future. Mr. Merkle said staff and contract inspectors thoroughly document progress and quality issues, including written reports and site photos. Mr. Merkle will keep the Committee informed as the project continues.

Adjournment

The meeting adjourned at 6:02 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'W. Merkle', written in a cursive style.

Wes Merkle,
Engineering Manager

