



CAPITAL & CONSTRUCTION MEETING

Monday, July 1, 2019 at 4:30 p.m.
Memorandum

Members Present: Committee Chair Steve Pittman, Members Marilyn Anderson and Eric Hand. Others in Attendance: Legal Counsel Anne Poindexter, Utility Director Andrew Williams, Engineering Manager Wes Merkle, Utility Engineer Ryan Hartman, and Administrative Assistant Maggie Crediford.

Mr. Pittman called the meeting to order at 4:32 p.m.

PUBLIC COMMENT

There was no one present from the public.

DEDICATION

Mr. Merkle stated the IU Health North Hospital Parking Expansion sanitary sewers are complete and ready for dedication. Staff recommended acceptance of the dedications. There was no discussion or questions. The committee will recommend acceptance of the IU Health North Hospital Parking Expansion sanitary sewers.

#1909 ADMIN OFFICE IMPROVEMENTS

Mr. Merkle said the Office Improvements Committee (OIC) met on June 26, 2019 to discuss office renovation, leasing a new administrative office, and uniting both offices at the plant. The OIC recommended proceeding unification at the plant.

The OIC decided to ask the B&F Committee to reallocate the \$200,000 budgeted for renovations at the admin office to fund the architecture and engineering design at the plant.

The OIC is asking the C&C Committee to choose an architect for the project. Proposals for architectural and engineering design services were received from Blackline and CSO. Both are local well-respected firms; staff would be comfortable with either choice. Fees from the firms came in very close to each other. Both firms have said they can meet the proposed fall 2019 schedule for design and bidding. Both projects would run simultaneously with plant expansion, allowing staff to incorporate site design work into the plant expansion project design.

Mr. Pittman said he is familiar with both firms and would be comfortable with either firm doing the design.

Ms. Anderson asked if the design Blackline created a few years ago is the plan staff is still considering.

Mr. Hand asked if there would be a schedule advantage by choosing one firm over the other.

Mr. Merkle said CSO is confident they could meet the timeline. Blackline created the original plans, so they have a head start regarding the timeline.

Ms. Anderson asked if employees are satisfied with their proposed workspace. She said she would like input from employees.

Mr. Williams said Blackline met with managers when they created the design and received input at that time. The preliminary design is a good start although changes are likely going forward.

Mr. Merkle indicated that CSO was concerned that the Utility may be challenged to get plan reviews completed in a timely manner in order to meet the deadlines. Mr. Williams recommended that the staff work with the OIC during the design process in order to speed up the response time. Waiting a month to meet with the Board will slow the project down. Ms. Anderson said she would be comfortable with the OIC making final design decisions. She suggested asking the Board if they could delegate final design decisions to that committee. Mr. Pittman and Mr. Hand were also comfortable with the OIC making a final decision regarding design plans.

Mr. Williams asked the Committee to choose one of the two architects for the project.

Mr. Pittman recommended choosing Blackline since they worked on the project in the past and they are a little further along in the design stage. Ms. Anderson and Mr. Hand agreed.

OTHER BUSINESS

Jackson's Grant Sewer Service Agreement Amendment 5

Mr. Merkle presented a handout for the Jackson's Grant Sewer Service Agreement Amendment 5 to the committee. The amendment covers additional costs incurred for Section 6 and the lift station, and reduced costs for Section 2. Less granular backfill was used in the construction of deep sewer for Section 2 resulting in a credit of approximately \$42,000. The Section 6 deep sewers were installed in 2018 getting the interceptor closer to Lift Station 4 and enabling its eliminating earlier this year. The Section 2 sewers extend west towards Clay Center Road. It is a deep sewer and will eventually be extended further north taking two other lift stations offline. Amendment 5 represents final costs for the three components.

Mr. Pittman, Ms. Anderson, and Mr. Hand agreed to recommend approval of the Jackson's Grant Sewer Service Agreement Amendment 5.

I&I/Wet Weather Update

Mr. Merkle said heavy rainfall hit the district over the past few weeks. In a five-day time span the utility experienced 5" or more of rain. The heaviest rainfall in the vicinity of Main Street and Spring Mill Road, which received over 9" of rain. High flows went through Lift Station 26 (Jackson's Grant), which now serves all of the area to the north that was previously served by Lift Station 4, taken offline last year. This area has not shown severe I&I in many years. Staff did inspect sewers in low lying areas and found several likely

sources of I&I that will be corrected shortly. Mr. Pittman asked if the system was able to handle the additional flow. Mr. Merkle said the lift station was maxed out but handled the flow. The lift station is built for four pumps, currently there are only two pumps at that station, and only one of the two force mains is in service.

Ms. Anderson asked if the suspected I&I issues are something staff needs to address. Mr. Merkle said the issues found are easy fixes, including bolting down manholes and other small items.

Mr. Merkle said there were no issues with conveying the flow sent to the Carmel treatment plant other than it being higher than normal. The TriCo WRRF had a suspended solids violation which has occurred in several recent heavy wet weather events. Staff found that one of the clarifiers was overloaded due to a hydraulic loading issue in a splitter structure. Staff is looking at making changes to the splitter structure and incorporating those into the plant expansion project, where modifications are already planned for this structure.

Growth and Plant Expansion Need

Mr. Merkle said he will have updated EDU numbers for the Committee this fall. The Utility has added over 400 EDUs through May of 2019; 500 EDU were projected for the year. The Utility is also ahead in Interceptor Fees collected for the year.

Mr. Merkle said Mr. Mills has suggested looking into rolling the construction of the final two clarifiers planned for 2025 into the plant expansion project. Mr. Mills feels borrowing rates are becoming more favorable and the Utility will be much better off financially to get the work done now. Mr. Merkle will get a proposal from GRW to add more clarifiers to the plant expansion design and to present to the Board.

Mr. Merkle said staff will begin updating the Capital Budget next month in preparation for determining the Utility's financing needs for the plant expansion project.

Developer Request

Mr. Merkle said a request was received from a developer to add a temporary lift station. The potential project is in the northwest corner of the Utility's service area in Zionsville as an alternative to extending the Little Eagle Creek Interceptor. The developer has secured two parcels and is trying to work with neighboring property owners to extend sewers to all the properties. Gravity sewer would need to extend across neighboring properties to service his development; however, not all property owners are cooperating. Other property owners in the area are interested in either selling or developing their properties. The developer is asking for the option to build a lift station and short force main to temporarily get service to his development in case negotiations with the downstream neighbor fall through. In the interim, it would allow development to move forward. As the area downstream develops, TriCo would extend the Little Eagle Creek Interceptor as planned and take the lift station offline.

Ms. Anderson asked if the developer is proposing to pay for the construction of the lift station. Mr. Williams confirmed. Mr. Williams assured the committee that Mr. Merkle will negotiate the contract with the developer to make sure costs are covered. Mr. Williams also stated Staff will be sure that gravity sewers are installed when connecting in the area

so the lift station can be taken offline in the future. The developer will be required to cover maintenance and decommissioning costs of the temporary lift station.

Mr. Hand asked if the temporary lift station will be oversized in anticipation of other developers wanting to hook into the system or will it be built to meet the needs of this one developer. Mr. Merkle said it will be a very small lift station serving all the properties west of the station and connection will be controlled by TriCo.

Mr. Merkle asked the Committee to either recommend or not recommend service to these properties via temporary lift station to the Board of Trustees at the July 8, 2019 meeting. The Committee will recommend the Board direct staff to negotiate an agreement for the installation of a temporary lift station by the developer. The proposed agreement will need to be brought back to the Board for approval.

Crossfields

Mr. Merkle explained that a developer had installed a gravity sewer to service his new house in the Crossfields neighborhood about 20 years ago. It was installed in a haphazard manner and serviced his property along with several others in the neighborhood. The sewers were never dedicated to the Utility and there are no easements. Mr. Merkle said the rest of the neighborhood will be served by low pressure sewers later this year when the neighborhood sewer project is complete.

Since multiple homes are connected to the existing sewer, it poses the issue of who will be financially responsible when something goes wrong with the system. Staff is trying to get the property owners to turn over bills of sale, easement documents, maintenance agreements, and agree to repair several issues recently identified by staff. The homeowners have been resistant, there are a couple thousand dollars of work needing. It will also cost a few thousand dollars to draw up easement paperwork. The homeowners have asked TriCo to pay for the repairs needed in their sewers, the cost to draft the easement documents, or both. Staff asked for guidance from the Committee.

Mr. Hand asked if acquiring the private sewer would be a benefit to the Utility or would it be more trouble than it is worth. Mrs. Poindexter said it would be more trouble if there were a backup since IDEM would be looking at the Utility to correct the matter. She encouraged the Utility to incur the expense of having the easements created to help homeowners with the dedication. The homeowners are not capable of repairs and TriCo is serving them. If a repair is needed, TriCo can make the repair and lien the properties until the costs are covered if they are not being covered in a timely manner. The sewers need to be dedicated and cleaned up.

Mr. Pittman asked how it would work if TriCo payed for the easement descriptions and the repairs and placed liens on the properties for the costs. Mrs. Poindexter asked if the repairs needed to the system can be attributed to individual properties. Mr. Hartman said repairs should be attributed to function of the overall sewer system.

Mr. Williams suggested TriCo have the easement documents drawn up, make the repairs, and do a special assessment for those property owners, billing them an extra \$20 or so per month until the costs are recouped. Mrs. Poindexter agreed and suggested the issue

be reviewed further to determine how much of the costs should be passed onto the property owners. The Committee recommends offering to prepare the easement documents and complete needed sewer repairs, using a monthly surcharge on homeowner's sewer bills to recover costs, to dedicate these sewers to TriCo.

CAPITAL PROJECT UPDATES

96th Street and Keystone Sewer and Force Main Relocation

Mr. Merkle said the last part of the force main relocation project should be completed in the next week or so.

Michigan Road Lift Station 14 Parallel Force Main

The Artest Easement has been secured. The McClain easement has not yet been acquired; Staff is still hoping to avoid condemnation. The Committee is recommended anticipated condemnation cost be taken into consideration on a counter offer to Mr. McClain.

Outfall Sewer Project

Staff is working to secure the DOW property easements. DOW staff verbally committed to granting easements earlier this year however staff turnover and company reorganization has slowed things down. All other easements have been secured.

Neighborhood Sewer Projects

Mr. Hartman and Mr. Merkle had a preconstruction meeting with the contractor earlier in the afternoon. Mr. Merkle said it looks like the project will move forward on schedule and be completed by November.

The meeting adjourned at 5:50 p.m.

Respectfully submitted



Wes Merkle
Engineering Manager