



## TriCo Regional Sewer Utility

www.TriCo.eco Phone (317) 844-9200 Fax (317) 844-9203

### **CAPITAL & CONSTRUCTION COMMITTEE MEETING**

Monday, December 2, 2019 at 4:30 P.M.

10701 N. College Ave, Suite A, Indianapolis, IN 46280

#### **AGENDA**

1. Public Comment
2. Dedications
3. 2020 Capital Budget
4. System Development Update
5. Byrum Property Service
6. Capital Project Updates
7. Other Business

Next Scheduled Meeting: Monday, January 6, 2019 at 4:30 pm



## MEMORANDUM

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**To:** Capital and Construction Committee

**From:** Wes Merkle

**Date:** November 27, 2019

**Subject:** Dedications

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Nottingham sanitary sewers are complete and ready for dedication. Staff is recommending acceptance of these sewers.

Recommended Action: Accept the dedication of Nottingham sanitary sewers.



## MEMORANDUM

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**To:** Capital and Construction Committee

**From:** Wes Merkle

**Date:** November 27, 2019

**Subject:** 2020 Capital Budget

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At the October C&C meeting we reviewed and discussed upcoming major projects which are summarized below.

Projects listed in the capital budget are grouped by location within our service area. Project numbers on the left side of the pages correspond with project numbers on the capital project fact sheets. See the project fact sheets for more information including a location map, project need, and current status.

#1902 is the large WRRF plant expansion project, which is broken apart by funding source. The total project cost is budgeted at \$17.2 million. The largest amount covers new capacity and comes from the plant expansion fund. Grit removal benefits the entire plant, not just new capacity, and is paid for by the operating fund. One of the clarifiers replaces the three original clarifiers and is paid for by the reserve for replacement fund.

#1906 is the Outfall Sewer Expansion project. Construction was pushed back to 2020 due to delays in easement acquisition. Construction is budgeted at \$2.3 million.

#1910 is the Office Unification project. Total project cost in 2020 is budgeted at \$2.2 million.

#2002 is replacement of the odor control system at Lift Station 2 (106<sup>th</sup>/Springmill). This project was pushed off to 2020 as staff attempted lower cost modifications to the existing system.

#2104 is the 99<sup>th</sup> Street sewer extension and elimination of Lift Station 6 (Walden Pond). This project is development driven and was pushed back several years.

#2101 and 2102 are substantial upgrade projects to Lift Stations 8 (Laurel Wood) and 10 (Ashbrooke).

#1901 is the new parallel force main serving Lift Station 14 (Austin Oaks), which will be under construction in 2020.

#2001 is the Little Eagle Creek Interceptor Extension project which will extend sewer to the far northwest corner of our service area. A developer has secured This project is development driven. We should know more about the status and timing of development in the coming months.

#1905 is the Lift Station 16 (Michigan and 116<sup>th</sup>/Sycamore) reconstruction project. This project will move forward with nearby development at this intersection. We should know more about the status and timing of development this fall.

#2103 is for upgrades to Lift Station 26 (Jackson's Grant) – additional pumps, a backup generator, and extending the larger parallel force main along Springmill Road south to 111<sup>th</sup> Street. Additional capacity will be needed in 2022.

Neighborhood sewer projects are expected to last three more years until sewers are made available to remaining unsewered neighborhoods. Smaller amounts were included beyond that for service extensions to estate lots.

Pump and generator replacements are scheduled at multiple lift stations in 2022. The purpose is to replace aging equipment that is at the end of its useful life.

The B&F Committee has also reviewed the capital budget and will recommend approval to the Board, pending the recommendation of the C&C Committee.

Recommended Action: Staff requests the C&C Committee recommend the Board approve the capital budget.

2020 Capital Budget

DRAFT CAPITAL BUDGET LAST UPDATED WM 11/19/19  
See project fact sheets for more information on individual projects

		Year needed							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10					
Project		Near-term			Year	Staff			2019 YTD	Projected													
Location	No.	Project	Priority	Earliest	Latest	Budgeted	Driver	Funding Source	Approved Budget	Spending thru August	Spending Sept-Dec 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Note/Justification	
WRRF	Michigan Road Water Resource Recovery Facility																						
	1902	WRRF Expansion	High	2020	2021	2019-21	WM	Plant Expansion	\$ 460,000	\$ 499,930	\$ -	\$ 6,400,000	\$ 6,400,000									Includes capacity-related work (3rd screen, 2 clarifiers, 4 VLRs, genset, UV)	
	1902	WRRF Expansion (grit)	High	2020	2021	2019-21	WM	Operating	\$ 100,000	\$ 76,750	\$ 20,000	\$ 1,100,000	\$ 1,100,000									New grit removal equipment	
	1902	WRRF Expansion (clarifiers 1-3 repl)	High	2020	2021	2019-21	WM	Reserve for Replacement	\$ -	\$ -	\$ 90,000	\$ 1,100,000	\$ 1,100,000									Replaces 3 small aging clarifiers	
	1906	WRRF Outfall Sewer Expansion	High	2018	2019	2018-19	WM	Plant Expansion	\$ 2,300,000	\$ 59,165	\$ 5,000	\$ 2,300,000										'19 budget reduced due to late start	
	1910	WRRF Office Unification	High	2019	2020	2019-20	WM	Operating	\$ 200,000	\$ 17,916	\$ 65,000	\$ 2,200,000										Includes building, site, FFE, repl of aging bldg systems. Sale of admin office not included.	
	2502	WRRF Belt filter press replacement	Low	2025	2027	2025-27	WM	Reserve for Replacement	\$ -	\$ -	\$ -						\$ 150,000	\$ 2,100,000					
		Annual Plant Improvement & Repair Projects				annual	SW	Operating	\$ 150,000	\$ 16,251	\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	Typical annual expenditures	
LS 1	Carmel Creek																						
	1802	Haver Way/Whitley Drive Lift Station & Sewer Reconstruction	High	2018	2020	2019-20	WM	Interceptor	\$ 200,000	\$ 33,000	\$ 40,000	\$ 650,000										Amounts budgeted do not include contribution or future reimbursement from property owners	
	2201	LS 1 Replace wet weather pumps, generator, wet well piping	Medium	2020	2022	2022	WM	Reserve for Replacement	\$ -	\$ -	\$ -			\$ 500,000								Replace equipment at the end of its service life.	
LS 2	Meridian Corridor																						
	2002	LS 2 Odor Control System Replacement	High	2019	2020	2020	WM	Reserve for Replacement	\$ 200,000	\$ -	\$ -	\$ 200,000										Moved project to 2020. May be cancelled.	
	2401	106th Street Parallel Force main (LS 2 to Ditch Road)	Low	2020	2025	2024	WM	Interceptor	\$ -	\$ -	\$ -					\$ 1,700,000						Timing is based on when capacity is needed.	
LS 3	Northern Heights																						
		(no projects)																					
LS 5	Spring Mill Streams																						
	2601	Interceptor extension & lift station elimination	Low	2020	2026	2026	WM	Interceptor										\$ 500,000				Combine this project with the LS19 elimination project.	
LS 6	Waldon Pond																						
	2104	Interceptor extension & lift station elimination	Medium	2020	2028	2022-23	WM	Interceptor	\$ 400,000	\$ -	\$ -			\$ 50,000	\$ 900,000							Timing is development driven.	
LS 7	Laurelwood Sub																						
		Pump replacements	Low	2025	2028	2028	AS	Reserve for Replacement												\$ 30,000			
LS 8	Laurelwood																						
	2101	LS 8 Reconstruction + new force main to 106th St	High	2020	2022	2021-22	WM	Operating	\$ -	\$ -	\$ -		\$ 50,000	\$ 1,550,000								Wet weather capacity needed. Scope is pending force main troubleshooting and I&I removal	
LS 9	Towne Road																						
		Pump & control panel replacement	Low	2029	2032	2029	AS	Reserve for Replacement													\$ 110,000		
LS 10	Michigan Road																						
	2102	LS 10 Replace pumps, wet well piping, controls, backup generator	High	2020	2022	2021-22	WM	Reserve for Replacement	\$ -	\$ -	\$ -		\$ 50,000	\$ 850,000								Wet weather capacity needed. Scope is pending force main troubleshooting	
LS 11	Boone County																						
	1911	Pump and control panel replacement	High	2019	2019	2019	WM	Reserve for Replacement	\$ 100,000	\$ -	\$ 50,000											Added to 2019 budget due to pump failure, age	
LS 12	Kingsmill																						
		(no projects)																					
LS 14	Austin Oaks																						
	1901	Parallel force main extension	High	2018	2020	2018-20	WM	Interceptor	\$ 1,425,000	\$ 24,770	\$ -	\$ 925,000										'19 budget reduced due to late start	
	2202	upgrades	Medium	2019	2022	2022	WM	Reserve for Replacement						\$ 225,000								Replace equipment at the end of its service life.	
	2001	LEC Interceptor extension	Medium	2019	2028	2020	WM	Interceptor	\$ 100,000	\$ -	\$ -	\$ 500,000	\$ 1,000,000									Timing is development driven.	
LS 16	Zionsville Presbyterian																						
	1905	LS 16 Replacement/relocation	Medium	2019	2028	2019-20	WM	Interceptor	\$ 50,000	\$ -	\$ -	\$ 400,000	\$ 400,000									Timing is development driven.	
LS 17	Zion Hills																						
	2501	LS 17 Pump & electrical upgrades	Low	2022	2025	2025	WM	Reserve for Replacement	\$ -	\$ -	\$ -						\$ 1,500,000					Timing is based on when capacity is needed.	
LS 18	Train Express																						
		Pump replacements	Low	2019	2022	2022	AS	Reserve for Replacement	\$ -	\$ -	\$ -			\$ 30,000								Replace pumps at the end of their service life.	
LS 19	Village of West Clay																						
	2601	Interceptor extension & lift station elimination	Low	2019	2028	2026	WM	Interceptor	\$ -	\$ -	\$ -							\$ 1,500,000				Combine this project with the LS5 elimination project.	
LS 20	Mayflower Park																						
		Pump replacement	Low	2019	2022	2022	AS	Reserve for Replacement	\$ -	\$ -	\$ -			\$ 30,000								Replace pumps at the end of their service life.	
LS 21	High Grove																						
	2301	Interceptor extension & lift station elimination	Low	2019	2028	2023	WM	Interceptor	\$ -	\$ -	\$ -				\$ 900,000							Timing is development driven.	
LS 22	North Augusta																						
		Pump replacement	Low	2020	2023	2022	AS	Reserve for Replacement						\$ 30,000									
LS 23	126th Street																						
	2203	LS 23 Pump & electrical upgrades	Low	2021	2023	2022	WM	Reserve for Replacement	\$ -	\$ -	\$ -			\$ 400,000								Timing is based on when capacity is needed.	
LS 24	Parkwood West																						
		Pump & control panel replacement	Low	2025	2028	2025	AS	Reserve for Replacement	\$ -	\$ -	\$ -						\$ 100,000						
LS 25	Towne Oak Estates																						
		Pump replacement	Low	2029	2032	2029	AS	Reserve for Replacement	\$ -	\$ -	\$ -										\$ 40,000		
LS 26	Jacksons Grant																						
	2103	LS 26 additional pumps, backup generator & parallel force main extension	Medium	2020	2022	2022	WM	Interceptor	\$ -	\$ -	\$ -		\$ 100,000	\$ 1,900,000								Timing is based on when capacity is needed in the Spring Mill Interceptor and at LS 26.	
General collection system projects																							
		Annual Misc. Repairs, Replacements & Line Relocations	Medium			annual	AS	Reserve for Replacement	\$ 150,000	\$ 9,700	\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	Repairs are made as problems are found during televising.	
	1908	Brandywine, Crossfields, Larkspur, Oak Tree, North Augusta and Lakewood Gardens Sewer Extension	High	2019	2019	2019	WM	Interceptor	\$ 400,000	\$ 55,788	\$ 340,000											'19 neighborhood sewer project	

2020 Capital Budget

DRAFT CAPITAL BUDGET LAST UPDATED WM 11/19/19  
See project fact sheets for more information on individual projects

			Year needed									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
Project			Near-term	Year			Staff	2019 Approved			2019 YTD	Projected											
Location	No.	Project	Priority	Earliest	Latest	Budgeted	Driver	Funding Source	Budget	Spending thru	Spending Sept-	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Note/Justification	
		Future Sewer Extension Projects	Medium			annual	WM	Interceptor	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 200,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	Extend service into unsewered neighborhoods	
Equipment																							
		Vehicles	Medium			varies	DW	Operating	\$ -	\$ -	\$ -			\$ 30,000		\$ 30,000		\$ 30,000		\$ 30,000		Scheduled Replacement of Vehicles	
		Laboratory Equipment	Medium			varies	SW	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000		\$ 5,000		\$ 5,000		\$ 5,000		\$ 5,000	Replacement and Upgrades to Lab equipment	
		240, 480 Selectable portable Genset	Low	2019	2023	2021	AS	Reserve for Replacement	\$ -	\$ -	\$ -			\$ 50,000								Existing Generators are from 1985 & 1992	
		Asset Management Software	Medium	2020	2022	2020	SW	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 30,000										Asset Management Software	
		FirstNET Lift Station Radios	High	2020	2020	2020	AS	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 19,000										Replace existing radios with FirstNET radios.	
		UV Module	Medium	2020	2020	2020	SW	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 15,000										A spare UV Module for stock.	
		Plant Radar Level Sensors	Medium	2019	2021	2020	SW	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 12,000										Units will replace the existing pressure transducers.	
		Hand Held Sludge Blanket Sensor	Medium	2019	2020	2020	SW	Operating	\$ -	\$ -	\$ -	\$ 8,000										Two hand held sludge blanket sensors.	
		Plant Fiber Optic Cable Mapping	Medium	2020	2020	2020	SW	Operating	\$ -	\$ -	\$ -	\$ 25,000										Map and correctly terminate the plant Fiber.	
		Office HV01 Replacement	High	2020	2020	2020	SW	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 35,000										Replacement for the DC01, FS01, HiperWeb, UMS servers and the SAN. All are reaching end of life.	
		Plant HV Replacement	High	2020	2020	2020	SW	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 20,000										Replacement for the SCADA, POSM & DC03 servers. All are reaching end of life.	
		UTV/Skid Steer Combo	Medium	2019	2003	2020	SW	Reserve for Replacement	\$ -	\$ -	\$ -	\$ 60,000										This unit will replace both the Skid Steer and UTV; existing skid steer is a 1995 model and the UTV is a 2008. Repair frequency has been increasing on both.	
		Future annual equipment purchases	Medium				DW	Reserve for Replacement	\$ -	\$ -	\$ -		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	Annual capital purchases needed to maintain operations.	
								Totals	\$ 6,235,000	\$ 793,270	\$ 710,000	\$ 16,604,000	\$ 10,855,000	\$ 6,195,000	\$ 2,235,000	\$ 2,160,000	\$ 2,185,000	\$ 4,560,000	\$ 435,000	\$ 490,000	\$ 585,000		
								Operating	\$ 450,000	\$ 110,917	\$ 135,000	\$ 3,483,000	\$ 1,300,000	\$ 1,730,000	\$ 150,000	\$ 180,000	\$ 150,000	\$ 180,000	\$ 150,000	\$ 180,000	\$ 150,000		
								Reserve for Replacement	\$ 450,000	\$ 9,700	\$ 190,000	\$ 1,646,000	\$ 1,355,000	\$ 2,315,000	\$ 205,000	\$ 200,000	\$ 1,955,000	\$ 2,300,000	\$ 205,000	\$ 230,000	\$ 355,000		
								Plant Expansion	\$ 2,760,000	\$ 559,095	\$ 5,000	\$ 8,700,000	\$ 6,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
								Interceptor	\$ 2,575,000	\$ 2,775,000	\$ 380,000	\$ 2,775,000	\$ 1,800,000	\$ 2,150,000	\$ 1,880,000	\$ 1,780,000	\$ 80,000	\$ 2,080,000	\$ 80,000	\$ 80,000	\$ 80,000		
								Total	\$ 6,235,000	\$ 793,270	\$ 710,000	\$ 16,604,000	\$ 10,855,000	\$ 6,195,000	\$ 2,235,000	\$ 2,160,000	\$ 2,185,000	\$ 4,560,000	\$ 435,000	\$ 490,000	\$ 585,000		



## MEMORANDUM

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**To:** Capital and Construction Committee

**From:** Wes Merkle

**Date:** November 27, 2019

**Subject:** System Development Update

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Over the past two months staff reviewed available permitting and GIS data, as well as existing and proposed project information, and updated growth projections for our service area. The attachments illustrate our findings, including:

- a. Growth/EDU (EDU = Equivalent Dwelling Unit) Breakdown tables, which show where future EDU growth will come from,
- b. Growth/EDU Projection Summary, which summarizes the data in (a) above, and
- c. Buildout Plant Capacity Determination, which shows the calculation for needed capacity at TriCo's plant, based on the conservative growth projection scenario from (a).

In October 2018, staff conservatively projected 6,928 EDUs to service area buildout. In the last 12 months TriCo permitted 741 new EDUs, although a portion of those EDUs are for projects still under construction or not yet occupied, and therefore are not yet generating flow. Note that TriCo has added on average 520 EDUs per year over the last 10 years. If growth continues at 741 EDUs per year, we will run out of capacity to allocate in 2.5 years. If growth continues at 520 EDUs per year, we will run out of capacity to allocate in 3.5 years. Development and construction cannot proceed if sewer capacity is no longer available to allocate. Plant expansion construction will take 2 years to complete.

Staff now conservatively projects future growth at approximately 6,653 EDUs to service area buildout. Moderate and aggressive growth projections are also shown in the attached summary. Future growth is only reduced by a fraction of the large number of EDUs added because many planned projects moved forward, while new planned projects were added, and only a few were cancelled.

IDEM has agreed to re-rate our plant based on past performance and similar facilities around the state. This effectively allows us to treat more wastewater with the same infrastructure, in addition to proposed improvements. Once the proposed improvements are complete at the end of 2021, TriCo's plant will be permitted for up to 5.72 MGD (million gallons per day), which accommodates conservative, moderate and aggressive growth projections.

There is no recommended action at this time. The purpose of this information is to assist Board members in understanding plant expansion needs. Pending the results of bid opening on December 17, staff will likely recommend proceeding with construction of the 2020-2021 plant expansion project.

**TriCo Regional Sewer Utility**  
**Growth/EDU Projection Summary**

revised 11/22/2019

		Allocated Capacity	Planned Projects	Raw Land	Unsewered Parcels	Total EDUs
Carmel	Single-family residential	1,539	315	2,936	332	5,122
	Multi-family, Commercial, Mixed-Use, Institutional, etc	239	2,135	756	0	3,130
Zionsville	Single-family residential	85	4	1,203	140	1,432
	Multi-family, Commercial, Mixed-Use, Institutional, etc	180	747	288	1	1,216
Indianapolis	Single-family residential	0	0	21	22	43
	Multi-family, Commercial, Mixed-Use, Institutional, etc	85	0	144	5	234
Total Potential EDUs		2,128	3,201	5,348	500	11,177
<b>Scenario 1 - Conservative Growth Projection</b>						
Percentage of total potential EDUs by category		100	50	50	50	
Total EDUs to Buildout		2,128	1,601	2,674	250	<b>6,653</b>
<b>Scenario 2 - Moderate Growth Projection</b>						
Percentage of total potential EDUs by category		100	65	60	65	
Total EDUs to Buildout		2,128	2,081	3,209	325	<b>7,742</b>
<b>Scenario 3 - Aggressive Growth Projection</b>						
Percentage of total potential EDUs by category		100	80	70	80	
Total EDUs to Buildout		2,128	2,561	3,744	400	<b>8,832</b>

Notes

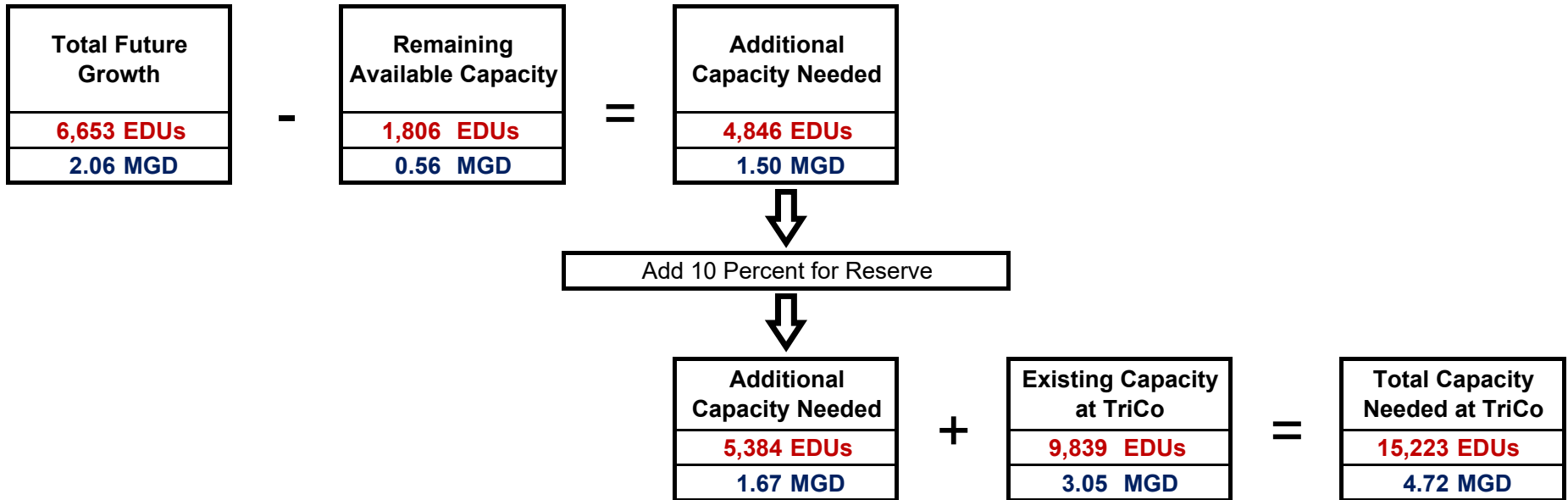
1. All units are in EDUs, or Equivalent Dwelling Units.
2. Allocated capacity includes parcels and projects where TriCo has committed to providing sewer service, but we are not yet receiving any flow.
3. Planned projects include projects in design or in planning stages.
4. Raw land includes undeveloped parcels with no planned project and densities consistent with current zoning.
5. Unsewered parcels include parcels where sewer is available but connection has not yet been made, as well as unsewered neighborhoods where sewers will be extended in the future.



TriCo Regional Sewer Utility  
Buildout Plant Capacity Determination

revised 11/22/2019

Using the Conservative Growth Projection (EDUs in **RED**, MGD in **BLUE**):



Notes

1. EDUs = Equivalent Dwelling Units; MGD = million gallons per day AADF; AADF = Average Annual Daily Flow
2. Total future growth is per the provided summary table

**TriCo Regional Sewer Utility**  
**Growth/EDU Projection Breakdown**

revised 11/22/2019

Allocated Capacity

Single family residential subdivisions (1 of 2)

Project	Location	Jurisdiction	Type	Total Lots Approved	Lots Permitted	EDUs remaining
Ashbury Park	SW Spring Mill Rd. & 131st Street	Carmel	single family	104	84	20
Barker	116th/Monon RR	Carmel	single family	3	0	3
Camden Walk	Town Road, S of 106th	Carmel	single family	71	53	18
Village of West Clay (amended 2005)	131st Street and Town Road	Carmel	single family	1729	1488	241
Estates of West Clay	NW corner, 131st St & Ditch	Carmel	single family	25	23	2
Treesdale	Town Road, SE of 106th	Carmel	single family	21	9	12
Claybourne	NW of 131st/Shelbourne Rd	Carmel	single family	259	223	36
Windsor Grove	SW 106th St. & Town	Carmel	single family	36	35	1
Woods at Williams Creek, The	NW 136th St. & Spring Mill Rd.	Carmel	single family	73	69	4
Sedgwick Subdivision	131st / Shelborne Road	Carmel	single family	27	26	1
Cass Estates	116th / Shelborne Road	Carmel	single family	70	61	9
Bella Terra	NE corner 106th and Towne Road	Carmel	single family	8	7	1
Bellewood (formerly Schaffer)	NW corner of 131st and West Rd	Carmel	single family	54	52	2
Carlson Corner Subdivision	2345 West 141st Street	Carmel	single family	4	1	3
Chateaux de Moulin	116th st west of Spring Mill Rd	Carmel	single family	5	4	1
Glen Oaks Subdivision	NE 131st/West Rd	Carmel	single family	51	48	3
LongRidge Estates	SE of West Rd/141st St	Carmel	single family	180	173	7
Abney Glenn	11850 Shelborne Rd	Carmel	single family	44	40	4
Laurel Ridge	SE 106th and Ditch Rd	Carmel	single family	17	7	10
Overbrook Farms, Section I	NW of 141st/Shelborne Rd	Carmel	single family	61	60	1
Retreat at West Clay, The	NE corner of Little Eagle Creek & 141st St.	Carmel	single family	32	0	32
Windsor Grove II	SW 106th St. and Town Road	Carmel	single family	30	25	5
Little Farms Addition, Lots 31-33 (Replat)	NW corner E 104th St/Ethel St	Carmel	single family	18	12	6
Towne Oak Estates	S of 131st St on Towne Rd	Carmel	single family	16	8	8
Woods at Lions Creek	W. 138th Street and West road	Carmel	single family	32	29	3
Westhaven	2020 W 136th St	Carmel	single family	2	0	2
Woodhall Lane	on 106th St. east of Towne Rd	Carmel	single family	9	0	9
Sanctuary at 116th Street, The (frmr. Lakes @ Hamilton Place)	4455 West 121st Street	Carmel	single family	176	112	64
Jackson's Grant on Williams Creek ( Silvara PUD)	NW Corner of Spring Mill and 116th	Carmel	single family	360	235	125
Ashmoor	13000 Shelborne Rd.	Carmel	single family	52	42	10
Bear Creek	14501 Little Eagle Creek Ave.	Carmel	single family	93	91	2
Bonbar at Monon Lake (formerly just Monon Lake)	1022 W. 101st Street	Carmel	single family	43	40	3
Deer Run	10425 Westfield Blvd	Carmel	single family	19	0	19
Overbrook Farms, Sections II and III	3915 W. 146th Street	Carmel	single family	43	39	4
Woods at Shelborne, The (aka Saddlebrook at Shelborne Sec 3 & 4)	12121 N Shelborne Rd.	Carmel	single family	48	43	5
Grannan Grove	3739 W. 141st St	Carmel	single family	14	11	3
Nathaniel Creek	14050 West Road	Carmel	single family	2	0	2
Sunrise on the Monon	9876 Westfield Blve	Carmel	single family	149	69	80
Tallyn's Ridge	3225 W. 146th St.	Carmel	single family	27	25	2
Albany Place	NE Corner of 141st St and Shelborne	Carmel	single family	51	31	20

Allocated Capacity

Single family residential subdivisions (2 of 2)

Project	Location	Jurisdiction	Type	Total Lots Approved	Lots Permitted	EDUs remaining
The Hamlet at Jackson's Grant	11922 Spring Mill Road	Carmel	single family	44	9	35
Clay Corner (East Village)	1517 Sanctuary Ct.	Carmel	single family	77	50	27
Heritage at Springmill	11300 Springmill Road	Carmel	single family	42	22	20
Woodside at West Clay	2288 W. 136th St.	Carmel	single family	40	20	20
Shadow Wood	2545 W. 146th St	Carmel	single family	29	23	6
North Woods Subidivion	4525 W 116th	Carmel	single family	2	1	1
Waterfront at West Clay (formerly a part of Sanctuary @ 116th)*	4455 West 121st Street	Carmel	single family	26	8	18
Copper Run	SW of 131st and West Rd.	Carmel	single family	29	0	29
Estates at Towne Meadow	116th and Towne Rd.	Carmel	single family	44	0	44
Ansley Park	Michigan Rd and Greenfield Road	Zionsville	single family	12	0	12
Oxford Woods	Michigan Rd and 500S	Zionsville	single family	22	12	10
Hidden Pines	3700 Michigan Rd	Zionsville	single family	146	125	21
Austin Oaks	Michigan Rd and Willow Rd	Zionsville	single family	270	270	0
Brittany Chase	Michigan Rd and Willow Rd	Zionsville	single family	124	122	2
The Willows	Michigan Rd and 300S	Zionsville	single family	68	67	1
Willow Glen	Michigan Rd and 300S	Zionsville	single family	86	86	0
Field Stone	Michigan Rd and 300S	Zionsville	single family	90	89	1
Brookhaven	Michigan Rd and 300S	Zionsville	single family	225	216	9
Willow Ridge	Michigan Rd and Willow Rd	Zionsville	single family	242	241	1
Autumn Woods Farms LPGPS	146th between Towne and Ditch	Carmel	single family	9	2	7
Cedar Point	96th and Ditch	Carmel	single family	82	7	75
Queens Manor	106th and Ditch	Carmel	single family	46	10	36
Spring Mill Place & Heights	Springmill and 111th	Carmel	single family	37	2	35
Williams Creek Manor	Springmill and 116th	Carmel	single family	20	2	18
116th and Shelborne Road LPGPS A 18453	116th and Shelborne	Carmel	single family	2	1	1
116th and Shelborne Road LPGPS B 19020	116th and Shelborne	Carmel	single family	27	1	26
Coppergate	106th west of Ditch	Carmel	single family	32	30	2
Crooked Stick Estates	116th and Ditch	Carmel	single family	90	27	63
Deerfield	96th and Ditch	Carmel	single family	39	28	11
Edgewood	141st and Shelborne	Carmel	single family	12	7	5
Holaday Hills & Dales	106th and Keystone	Carmel	single family	93	61	32
Hussey Lane	106th west of Springmill	Carmel	single family	22	6	16
Jumper Lane LPGPS	106th west of Springmill	Carmel	single family	5	3	2
Springmill Streams LPGPS	Springmill Rd and Main St	Carmel	single family	77	52	25
St Andrews Lane & Circle LPGPS	116th and Towne Rd.	Carmel	single family	38	18	20
Zion Hills / Eagle Village	Michigan Road and Greenfield Rd	Zionsville	single family	83	55	28
North Augusta	96th and Commerce	Carmel	single family	40	0	40
Brandywine	106th and Shelborne	Carmel	single family	30	0	30
Crossfields	116th and Towne	Carmel	single family	27	0	27
Lakewood Gardens (partial)	99th and Keystone	Carmel	single family	6	0	6
Larkspur	116th and Shelborne	Carmel	single family	16	0	16
Oaktree	116th and Shelborne	Carmel	single family	13	0	13
Jackson's Grant Section 6 single family	Clay Center north of 116th	Carmel	single family	12	0	12
Waterfront at WestClay Section 5ABC single family	116th west of Shelborne	Carmel	single family	38	0	38

Summary - Allocated Capacity Single family residential		
Carmel	1,539	EDUs
Zionsville	85	EDUs
Indianapolis	0	EDUs
Total	1,624	EDUs

Allocated Capacity  
Multi-family, Mixed-Use, Commercial, Institutional, etc

Project	Location	Jurisdiction	Type	EDUs
IU Cancer Center & Parking Expansion	Illinois north of 116th	Carmel	commercial	97
Hyatt Hotel	Illinois north of 116th	Carmel	commercial	17
Brompton Row / Onyx+East Townhomes (Recently purchased by Estridge	116th/College	Carmel	multi-family	64
Haver Way LS	Keystone/96th	Indianapolis	commercial	85
Aria Apartments	Lennox Ct/Michigan Rd	Zionsville	multi-family	180
Al Salam Foundation	141st/Shelborne	Carmel	commercial	8
725 Lakecourt - Dermatology Inc	City Center/Carmel Dr	Carmel	commercial	5
Shoppes @ Weston Point (Restaurant and Retail Office Space)	Michigan Rd/106th	Carmel	commercial	10
Indianapolis Rehab Institute	Penn/Carmel Dr	Carmel	commercial	37
Bank of America	106th/Michigan	Carmel	commercial	1
Riverview Health	106th/Michigan	Carmel	commercial	7
Zotec Partners	116th/Illinois	Carmel	commercial	53

Summary - Allocated Capacity Multi-family, Mixed-Use, Commercial, Institutional, etc		
Carmel	239	EDUs
Zionsville	180	EDUs
Indianapolis	85	EDUs
Total	504	EDUs

Planned Projects  
Single family residential subdivisions

Project	Location	Jurisdiction	Type	EDUs remaining
Bear Creek South single family	141st west of Shelborne	Carmel	single family	32
Asherwood single family/mix	Ditch south of 106th	Carmel	single family	112
Jackson's Grant Section 7 single family	Clay Center north of 116th	Carmel	single family	17
Jackson's Grant Exmoor	Clay Center north of 116th	Carmel	single family	26
Albany Place Sec. 2	Shelborne and 141st	Carmel	single family	24
Ansley Park North	Michigan Road north of Greenfield Rd	Zionsville	single family	4
Lamb/Gradison single family	146th and Shelborne	Carmel	single family	60
West Bridge (single family)	106th/Westins	Carmel	commercial	44

Summary - Planned Projects Single family residential		
Carmel	315	EDUs
Zionsville	4	EDUs
Indianapolis	0	EDUs
Total	319	EDUs

Planned Projects  
Multi-family, Mixed-Use, Commercial, Institutional, etc

Project	Location	Jurisdiction	Type	EDUs
Kite/Harris Grocery + Commercial	Michigan Rd and 300S	Zionsville	commercial	125
Meyer Office/Commercial	111th/Penn	Carmel	commercial	550
St Vincent/Witham MOB	Sycamore/Michigan	Zionsville	commercial	40
Goodman Campbell Outlot	Main/Illinois	Carmel	commercial	33
Pittman/The Farm Commercial/Apartments	Sycamore/Michigan	Zionsville	mixed use	420
Aria Outlots (Retail)	Lennox Ct/Michigan Rd	Carmel	commercial	34
Noah's Event Venue	Shakamak/Illinois	Carmel	commercial	6
Grand Brook of Zionsville Memory Care	Sandy Drive	Zionsville	commercial	12
Indiana Montessori Academy	146th between Towne & Shelborne	Carmel	commercial	7
Franciscan Health	Illinois north of 106th	Carmel	commercial	130
St. Vincent Hospital	96th/Springmill	Carmel	commercial	500
Jackson's Grant multifamily/mixed use	116th/Springmill	Carmel	commercial	220
The Bridges apartments	111th/Illinois	Carmel	commercial	240
Multistory Commercial Property East of Bridges	111th/Illinois	Carmel	commercial	20
Meridian Tru Hotel North	Illinois south of Carmel Dr	Carmel	mixed use	22
Office redevelopment at 5-seasons	96th/Westfield	Carmel	commercial	80
Pittman office building	106th/Illinois	Carmel	commercial	20
University HS Land Redevelopment	116th west of Shelbourne	Carmel	commercial	10
NW Corner 465/US31 (Commercial Development)	Illinois/Springmill	Carmel	commercial	48
Hoosier Village Under/Undeveloped Land	96th west of Michigan Rd	Zionsville	commercial	150
Aloft Hotel (Old Tutwiller/Cadillac)	Penn south of 103rd	Carmel	commercial	30
99th St Development (Single Family Townhomes)	99th east of Westfield Blvd	Carmel	multi-family	36
Pennwood Professional Park - 11505 N. Pennsylvania SC Bodner HQ Bui	Penn/116th	Carmel	commercial	12
Lot #3 West Carmel Commons - 12016 Michigan (Multi Tenant Retail/Res	Michigan Rd north of 106th	Carmel	commercial	7
9615 College Ave Office Buliding	College/96th	Carmel	commercial	6
Link Office Suites Building -10439 Commerce Dr.	Commerce Drive south of 106th	Carmel	commercial	10
Lakeside Apartments - Atapco next phase	Carmel Drive/Guilford	Carmel	multi-family	94
Nottingham outlots	106th/Michigan Rd	Carmel	commercial	20
Carmel Clay Elementary	116th/Clay Center	Carmel	institutional	43
Avid Hotel and Mixed Use	US 31/Main	Carmel	mixed use	15
Park Place Center	116th/Penn	Carmel	commercial	6
Willow Haven Senior Homes	Main/West Rd	Carmel	commercial	3
Lot 2 Block 7 Mayflower Park Office/Warehouse	96th/Mayflower Park	Carmel	commercial	1

Summary - Planned Projects Multi-family, Mixed-Use, Commercial, Institutional, etc		
Carmel	2,135	EDUs
Zionsville	747	EDUs
Indianapolis	0	EDUs
Total	2,882	EDUs

Unsewered Parcels/Neighborhoods  
Single family residential subdivisions

Project	Location	Jurisdiction	Type	EDUs remaining
Bridelwood		Zionsville	single family	18
Countrywood		Zionsville	single family	48
Lacoma Estates		Carmel	single family	13
Lakewood Gardens (remaining)		Carmel	single family	51
Long Brook		Carmel	single family	10
Timber Ridge		Zionsville	single family	16
Williams Creek Farms		Carmel	single family	15
Woodhaven		Carmel	single family	25
UnNamed Neighborhood/Estate Lots		Carmel	single family	218
UnNamed Neighborhood/Estate Lots		Zionsville	single family	58
UnNamed Neighborhood/Estate Lots		Indianapolis	single family	22

Summary - Unsewered Parcels/Neighborhoods Single family residential		
Carmel	332	EDUs
Zionsville	140	EDUs
Indianapolis	22	EDUs
Total	494	EDUs

Unsewered Parcels/Neighborhoods  
Multi-family, Mixed-Use, Commercial, Institutional, etc

Project	Location	Jurisdiction	Type	EDUs remaining
Zionsville Golf (Union Twp)		Zionsville	commercial	1
Multiple businesses (96th/Keystone)		Indianapolis	commercial	5

Summary - Unsewered Parcels/Neighborhoods Multi-family, Mixed-Use, Commercial, Institutional, etc		
Carmel	0	EDUs
Zionsville	1	EDUs
Indianapolis	5	EDUs
Total	6	EDUs

**TriCo Regional Sewer Utility**  
**Growth/EDU Projection Breakdown**

revised 11/22/2019

Raw Land

Single family residential subdivisions

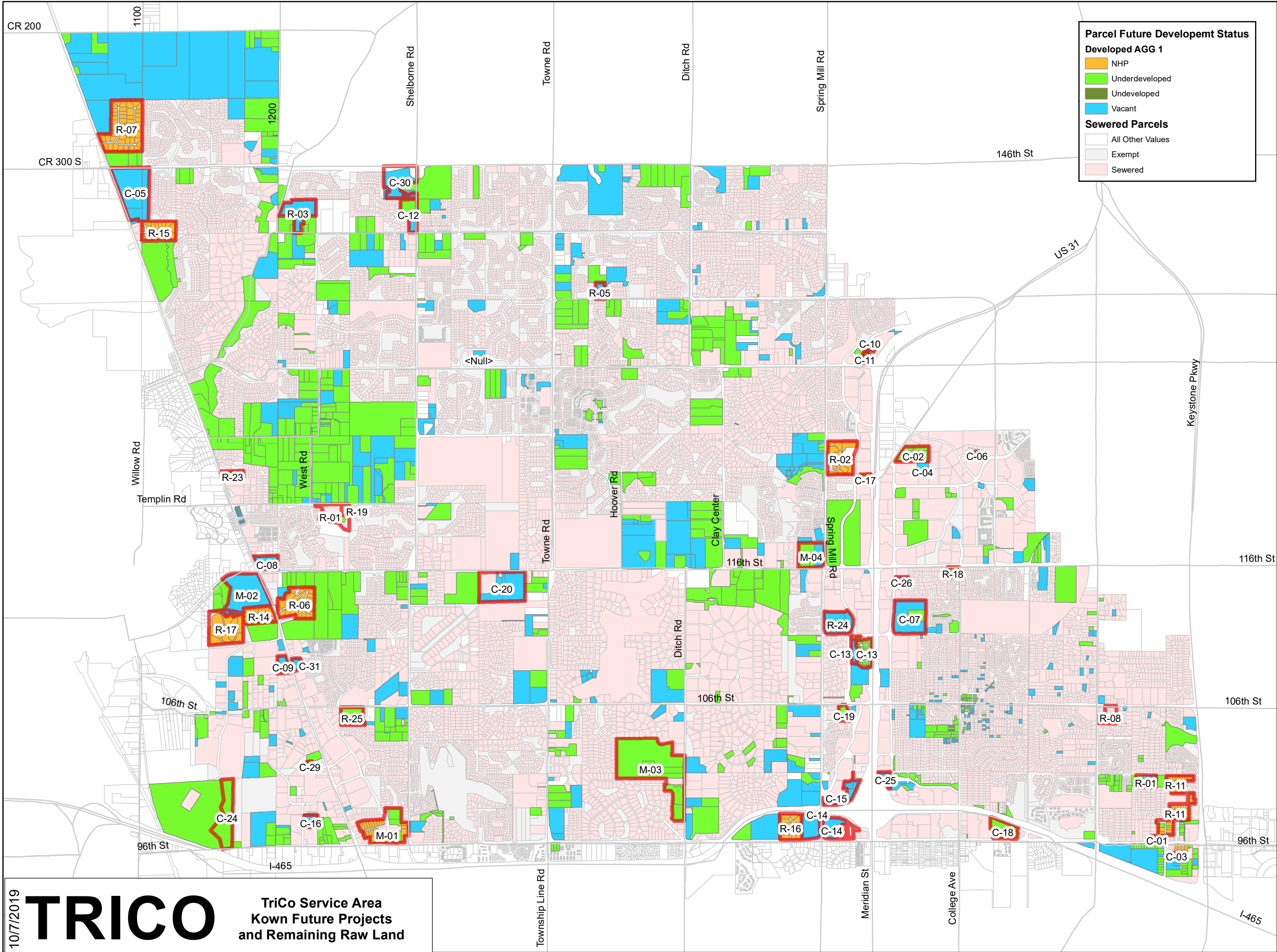
Location	Total Acres	EDUs/acre	EDUs
Carmel	1,957	1.5	2,936
Zionsville	802	1.5	1,203
Indianapolis	14	1.5	21

Raw Land

Multi-family, Mixed-Use, Commercial, Institutional, etc

Location	Total Acres	EDUs/acre	EDUs
Carmel	252	3	756
Zionsville	96	3	288
Indianapolis	48	3	144





**Sewer Projects Names**

Project #,	Project Name
C-01,	96th Street Office Building
C-02,	John Kirk Furniture
C-03,	Palmer Associates
C-04,	Indianapolis Rehab Center
C-05,	Kite/Harris Grocery-IND-N
C-06,	CS&T Park Place Centre II
C-07,	Browning/Meyer Office
C-08,	St Vincent MOB
C-09,	Arcview Outlots
C-10,	Noah's Event Venue
C-11,	Avid Hotel
C-11,	Indiana Montessori
C-12,	Al Salam Foundation
C-13,	Franciscan Health
C-14,	St Vincents Hospital
C-15,	Interstate 465 at Meridian Street
C-16,	Mayflower Park Warehouse and Office
C-16,	Zotec Partners Tech Village
C-17,	Meridian Tru Hotel North
C-18,	5 Seasons Office Redevelopment
C-19,	Pittman Office Building
C-20,	University HS Land Redevelopment
C-21,	Haver Way Lift Station Project
C-24,	Hoosier Village Underdeveloped
C-25,	Hotel
C-26,	11505 Pennsylvania SC Bodner
C-29,	Lot 3 West Carmel Commons
C-30,	Horse Barn/Boarding Stables
C-31,	Shoppes at Weston Point
M-01,	North Augusta
M-02,	Pittman/The Farm
M-03,	Asherwood
M-04,	Jackson's Grant Mixed Use
R-,	U.S. 421 & C.R. 300 South Extension
R-01,	Chesterton Woods
R-01,	Waterfront at West Clay 5B
R-02,	Williams Creek Farms
R-03,	Bear Creek South
R-04,	Wellsprings of West Clay
R-05,	Westhaven
R-06,	Woodhaven
R-07,	Countrywood
R-08,	Deer Run
R-11,	Lakewood Gardens
R-11,	Lakewood Gardens Phase II
R-14,	Timber Ridge
R-15,	Bridelwood
R-16,	Lacoma Estates
R-17,	Long Brook
R-18,	Brompton Row
R-18,	Onyx East Townhomes
R-19,	Waterfront at West Clay 5C
R-21,	Winfield Single Family
R-23,	Ansley Park North
R-24,	Bridges Apartments
R-25,	West Bridge





## MEMORANDUM

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**To:** Capital and Construction Committee

**From:** Wes Merkle

**Date:** November 27, 2019

**Subject:** Byrum Property Service

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The June C&C Committee meeting included discussion on providing service to property owners outside of our existing service area, particularly the Byrum property on the north side of 146<sup>th</sup> Street in Westfield. The Committee decided to continue discussion after staff received and reviewed additional information provided by Citizens-Westfield and Byrum's attorney. Byrums anticipated a 66-lot single family residential development on the 32 acre property, however no actual project was proposed at that time.

In September Byrum's attorney, Mr. Keith Beall, informed TriCo of a purchase agreement with a private school contingent on water and sewer service. The school would have 300 students. The school's design engineer has since contracted TriCo requesting details on the connection point to our sewer system. Staff has informed the design engineer that TriCo has not yet agreed to service the site. Neither Byrums nor Citizens-Westfield has followed up with TriCo.

TriCo has the ability to serve an additional 700 acres outside of our existing service area via Lift Station 14 (Austin Oaks); anything beyond that would be cost prohibitive. There have been many requests over the past few years to provide service outside of our existing service area. Due to demand for sewer and limited ability to serve outside of our existing service area, the Committee preferred to set a time limit for development to occur and for Citizens-Westfield to take over sewer service. Staff strongly desires to retain control of all infrastructure connected to TriCo's collection system because we are ultimately responsible for its operation and IDEM compliance. The Board of Trustees have indicated in the past their preference to not be entangled in additional wholesale treatment agreements.

Staff recommends the following terms be offered in order to provide sewer service to the Byrum property. The same or similar terms can be offered to neighboring properties north of 146<sup>th</sup> Street, or in Union Township, on an individual basis following staff review of proposed plans, infrastructure needs, and available capacity.

1. Citizens-Westfield will release the Byrum parcel from its service area and TriCo will add the Byrum property to its service area. The Byrum parcel will immediately pay all system development fees due to TriCo for the proposed development.
2. TriCo agrees to serve the proposed development under the same ordinances and policies applicable to development within TriCo's service area. Sanitary sewer

service will be provided to the property via gravity. All TriCo system development fees, construction requirements, user rates, and sewer use requirements apply to the development. TriCo will be responsible for operation and maintenance of dedicated sewer infrastructure. Fees and rates will be paid directly to TriCo. There will be no payment by the property owner, developer, or TriCo to Citizens-Westfield.

3. If sanitary sewers are not complete and in service within one year from the date of execution, the agreement will be null and void, and the property returned to Citizens-Westfield service area. TriCo will return 80 percent of system development fees paid less any reimbursed offsite construction costs.
4. If Citizens-Westfield connects the development to Citizens-Westfield sewers, disconnecting the development from TriCo sewers within five years from the date of execution of the agreement:
  - a. the property will be permanently returned to Citizens-Westfield service area,
  - b. TriCo will transfer ownership, operation and maintenance of dedicated infrastructure to Citizens-Westfield,
  - c. all costs to extend Citizens-Westfield sewers and to disconnect development from TriCo sewers will be paid by Citizens-Westfield, and
  - d. there will be no refund of system development fees paid to TriCo.
5. If Citizens-Westfield fails to extend sanitary sewer and serve the development within five years from the date of execution of the agreement, then the development shall remain permanently connected to TriCo sewers. There will be no payment by property owner, developer or TriCo to Citizens-Westfield.



## MEMORANDUM

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**To:** Capital and Construction Committee

**From:** Wes Merkle

**Date:** November 27, 2019

**Subject:** Capital Project Updates

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The following updates are provided for ongoing capital projects. Please refer to the Capital Project Fact Sheets for background information on individual projects.

1. #1802 – Haver Way Sewer Improvements (located southwest of Keystone and 96<sup>th</sup> Street)

Staff is working with property owners to acquire easements while we wait for permit approvals. Bidding is anticipated once permits and easements are secure. Construction is anticipated through fall of 2020.

2. #1901 – Lift Station 14 Parallel Force Main (located along Michigan Road from Austin Oaks to Ansley Park)

Construction is expected to begin early next year. Construction is anticipated through fall of 2020.

3. #1902 – TriCo WRRF Expansion

Plans are now complete. This project has been approved/permitted by IDEM. Bids for this project and the office unification project will be received December 17. Next month staff will work with OW Krohn to draft bond terms and finalize needed accounting analysis. Staff will also work with Bose McKinney & Evans to draft the bond ordinance.

4. #1906 – Eagle Creek Outfall Sewer Expansion (located between TriCo WRRF and Eagle Creek to the west)

Staff has engaged a real estate appraiser to determine fair market value for the needed easements. Legal counsel will file for condemnation if DOW continues to be unresponsive. We will proceed with bidding once the DOW easements are acquired. At this time staff is targeting construction completion in late 2020.

5. #1908 – Larkspur, Oak Tree, Crossfields, Brandywine, North Augusta and Lakewood Gardens Sanitary Sewer Extension

Construction is nearly complete – limited remaining restoration work will be complete shortly.

6. #1910 – Office Unification

Staff completed a review of final plans and specifications and returned comments to Blackline. Plans are now complete. Bids for this project and the plant expansion project will be received December 17.

Staff continues to work on items separate from the building construction contract including landscape design, potential public outreach displays, A/V equipment, IT, telephone, security systems, and the biosolids building addition.

7. #2001 – Little Eagle Creek Interceptor Extension

A developer has secured nearly 300 acres at the northwest corner of our service area, near Union Elementary and Brookhaven. The developer plans to begin design early next year on approximately 100 acres that are already zoned for single family residential. Construction may begin last next year.

The Little Eagle Creek Interceptor has to be extended north from 146<sup>th</sup> Street (CR 300 South) to service this development as well as nearby parcels. Staff plans to run design and construction concurrent with the developer, with the understanding that easement acquisition challenges may delay our project.

Staff will issue an RFP for engineering design services once we are confident that the developer is moving forward.