



CAPITAL & CONSTRUCTION MEETING

Monday December 6, 2021 at 4:30 p.m.
Memorandum

Mr. Pittman Called the meeting to order at 4:39 p.m.

Members Present: Committee Chair Steve Pittman, members Amanda Foley and Jeff Hill. Others in attendance were Board Member Eric Hand, Legal Counsel Anne Poindexter, Utility Director Andrew Williams, Engineering Manager Wes Merkle, Utility Engineer Ryan Hartman and Administrative Assistant Maggie Crediford.

PUBLIC COMMENT

There was no one present from the public.

CAPITAL BUDGET

Mr. Merkle highlighted changes made to the Capital Budget since the last meeting. The Plant Expansion Project will roll into 2022. The biosolids building expansion budget has been increased to account for rising construction costs. Lift Station 1 Wet Weather Pump Replacement budget was increased to include replacement of pipe and pump bases in the wet well. Lift Station 2 Pump 3 Replacement was moved up due to inefficiency and the ability to eliminate macerators that are due for costly repairs. Several projects scheduled to start in 2022 were reviewed.

Ms. Foley said the Lennar project in the area of the Little Eagle Interceptor project was denied by the Town of Zionsville and asked how that will affect the Little Eagle Creek Interceptor Project. Mr. Merkle said the Arbor Homes project is still moving forward and needs to be serviced. Mr. Merkle explained the proposed land use plan calls for development along Michigan Road west of the Arbor project, and sewer service will eventually be needed west of Arbor. While the Lennar project was denied, other developers are looking at the area. Mr. Pittman said TriCo will run the sewer lines to the eastern edge of the Arbor Homes project, and Arbor will take sewers through their project which will leave the sewers in place for the next property to connect to when it is developed. Ms. Foley asked if the Utility is put in a financial bind with the Lennar project not developing at this time. Mr. Merkle said this could create a challenge if there is a gap between the next development and the Arbor project, which could require an offsite sewer extension. Mr. Pittman said if the developer extends the sewers, they could receive a credit from the Utility for the construction of the offsite infrastructure.

Mr. Hand asked if the denial of the Lennar project means that the route of TriCo's Little Eagle Interceptor project would not change. Mr. Merkle said yes that was correct.

Mr. Merkle asked Mr. Pittman if The Farm project is moving forward. Mr. Pittman said it is and approval has been received for the first 400 apartments to be developed. Mr.

Merkle said Lift Station 16 will get relocated and rebuilt as part of The Farm Project. Mr. Williams said it will be a benefit to the Utility to have that lift station relocated to a more accessible location. Mr. Merkle noted the rebuilt station will have buildout capacity.

There are pump replacements scheduled for Lift Stations 18 and 20 in the Mayflower Park area as well as Lift Station 21 in High Grove. The dollar amounts for these projects were increased to cover replacement of wet well piping.

Biosolids Building lighting and HVAC work will be included in the building addition project as it makes sense to do them at the same time as construction.

There is a camera truck slated for purchase in 2023. Mr. Williams noted the camera equipment has been extensively used by staff and will need to be replaced soon, as timing will come down to when repairs become too costly to justify.

The extension of a larger force main from Jackson's Grant to 111th Street is scheduled to start in 2022 as capacity is needed at Lift Station 26.

Mr. Merkle presented an updated map of the service area showing project locations.

Mr. Hand asked for confirmation that the proposed budget is limited to needs within TriCo's current service area. Mr. Merkle confirmed the budget numbers only consider TriCo's current service area. Mr. Hand noted a large drop off in projects and spending in a few years. He asked if consideration needs to be made for unidentified projects as the plant and collection system ages. Mr. Merkle explained staff worked extensively to schedule out replacement of major equipment reaching the end of its service life. The capital budget includes money for unforeseen repair, replacement, and improvements. These items are used to replace failed equipment, which sometimes happens, or relocation of a sewer to accommodate a short notice road improvement project.

The Committee discussed updates on potential service opportunities that may exist outside TriCo's current service area.

OTHER BUSINESS

Mr. Williams said he and Mr. Mills met with Zionsville Town Councilor Brian Traylor to discuss TriCo and our existing service area in Union Township which is the area Mr. Traylor represents.

Mr. Williams said he spoke with Hamilton County Commissioner Christine Altman regarding sewer needs in Hamilton County.

Mr. Williams discussed the need for speed humps on Mayflower Park Drive. The Mayflower Park Drive Association has requested TriCo pay for the cost of the speed humps since it does not participate in the maintenance of the street. TriCo has an access easement on Mayflower Park Drive but is not required to be part of the Association. Staff

will have an engineering firm to do the design. Mr. Williams will add it to the capital budget for Board approval on December 13, 2021.

Mr. Hill asked if the Committee needs to revisit pricing for any of the projects due to rising inflation costs. Mr. Merkle said he has already adjusted the budget for inflation.

Mr. Williams informed the Committee of the recently stolen equipment out of the barn. A police report was filed with the Zionsville Police Department. Staff reviewed available surveillance video but did not see the mower or other stolen items leave the property. Mr. Watkins is looking into more electronic storage for surveillance video. The insurance company would not pay a claim on the replacement value without a receipt for the purchase of new equipment, so the mower has been replaced. The barn has been secured and no one other than TriCo staff now has access.

ADJOURNMENT

The meeting adjourned at 5:41 p.m.

Respectfully Submitted



Wes Merkle
Engineering Manager