

Utility Committee Meeting
October 14, 2021 9:00 a.m. Town Hall

Present: Steve Shoemaker, Leanna Hughes, Chris Wischer, Susan Helms, Russell Powell, David Hynes, Christy Powell, and Kristi Koressel. Also in attendance: Jeramy Elrod, Jim Morley Jr., Danny Ubelhor, Glenn Merritt and Chris Combs

Utility Committee member Steve Shoemaker called the meeting to order at 9:00 a.m. with a quorum present.

Consent Agenda

Monthly Tracking Report, Inspection Status Report, Sewer Repairs Report, Tap Report, Financial Report, Monthly Sewer Adjustment and approval of the September 1, 2021 minutes.

Motion: Leanna Hughes moved to approve the consent agenda.

Motion seconded: Christy Powell

Discussion: None

Motion passed unanimously.

State Street Culvert Improvement Emergency Project

The State Street Culvert Improvement project, a Town Project, went out for bids and 3 bids came in as follows: Deig \$74,268; Ragle \$63,560; Koberstein \$82,850. The total estimation by the Town to complete this project was projected at \$71,000. The bid was awarded to the lowest bid by Ragle in the amount of \$63,560. Christy Powell says Town Council can make an emergency declaration to move this project forward.

Petitions and Comments from Citizens Present

9:15 Jeramy Elrod – Morley and Associates – High Point Village PUD

Mr. Elrod stated that they have finished laying the sewers and passed testing with no integrity issues. Mr. Elrod is seeking acceptance of the manhole that is not centered in the PUE. The roads will be privately maintained through an HOA and discussion was had on widening the RPUE to cover Vectren and Water lines on the East side of the road. Russell Powell stated that he felt leaving the manhole as is would be workable. David Hynes felt that it would be better for the sewer line structure to stay as is rather than moving.

Motion: Christy Powell moved to recommend to Council to approve the waiver of Newburgh Sanitary Sewer Standards for the requirement to have manhole centered at the High Point Village PUD-Town Homes west of Walmart.

Motion seconded: Russell Powell

Discussion: The PUE will allow for utilities to cross freely and the RPUE is adjacent to a 33' PUE so Newburgh Sewer will have plenty of access, working space and legal rights to maintain, repair and service future facilities.

Motion passed unanimously.

Jeremy Elrod – Morley and Associates – High Point Lots 2 and 3

Mr. Elrod discussed the lateral in Lot 2 be cut back to the road and put in proper bends so the lateral would not be on the lot line.

Motion: Christy Powell moved to recommend to Council to accept the lateral installation at High Point Lots 2 &3 continue as proposed in green on Exhibit #2 (attached). This will cut back the laterals to the property line and install a proper bend prior to the property line.

Motion seconded: Russell Powell

Discussion: Susan Helms said the Utility Office has the 100% Letter of Credit.

Motion passed unanimously.

Committee Discussion Items

Wastewater Treatment Facility (WWTF) Superintendent, Russell Powell

1. Request for approval for Straeffer Pump and Supply to repair a pump for Lift Station #3.

Mr. Powell stated a repair of the pump located at Lift Station #3 was in need of repair and to replace the pump would be significantly more at a price of \$176,867.20. He received a repair estimate from Straeffer Pump in the amount of \$31,051.81 which includes bearing work.

Motion: Christy Powell moved to recommend to Council to approve the request for pump repair at Lift Station #3 by Straeffer Pump and Supply in the amount of \$31,051.81.

Motion seconded: Susan Helms

Discussion: None

Motion passed unanimously.

2. Request for approval of Hazex Construction to replace 3 manhole structures at Fastbreak Gas Station at Grimm Road/SR 66.

Mr. Powell stated that three manholes that were being raised to grade, for the Fastbreak Gas Station at Grimm Road/SR 66, fell apart. He stated that he received a repair cost of \$26,472.41 from Hazen Construction to replace the 3 manholes.

Motion: Leanna Hughes moved to recommend to Council to replace 3 manholes that fell apart at Fastbreak Gas Station at Grimm Road/SR 66. The manholes will be replaced by Hazex Construction in the amount of \$26,472.41.

Motion seconded: Christy Powell

Discussion: None

Motion passed unanimously.

3. Request for approval of Top of the Hill Nutrition FOG Permit and discussion on waivers.

Mr. Powell stated the FOG permit needs approved for Top of the Hill Nutrition and that the permit needs to state what is to be waived. Discussion was had that the FOG permits going forward need to be approved and that any waiver that is needed be spelled out in the permit.

Motion: Susan Helms moved to recommend to Council to approve the FOG permit for the waiver of a grease interceptor for the Top of the Hill Nutrition at 7777 SR 66 behind Hucks.

Motion seconded: Christy Powell

Discussion: Russell Powell will be writing a FOG permit now for establishments that have a waiver for no grease interceptor or trap.

Motion passed unanimously.

4. Lift Station #2 Force Main repair update

Mr. Powell discussed the emergency repair at Lift Station #2 and that the pipe was ductile pipe. Repair was completed on 3 of the pipe lines but another 4 structures will be replaced. Chris Wischer will check on the easement status and will work with David Hynes on this project to get the remaining lines replaced. No motion was needed.

5. SBR Gate replacement update.

Mr. Powell gave an update on the SBR Gate replacement. Reynolds is working on the replacements and 2 are installed and working. The remaining gate will be installed within the week.

Petitions and Comments from Citizens Present

9:30 Jim Morley – Morley and Associates – Danny Ubelhor was also in attendance

Mr. Morley asked about the status and timeline of the Victoria Lift Station Phase 2-upgrading the force main to the treatment plant, which will create more capacity for Maken's property near the Victoria Lift Station. David Hynes stated that Town Council signed the nationwide permit for the Core of Engineers at the meeting on October 13. He stated that it takes 3 months to approve and to check on any wetland situations. The Core of Engineers changed their rules last week. The Town does not bid projects until after approval. Mr. Hynes feels it could be the first part of the year before the project goes out for bid and all land is secured. The construction may not take place until February or March 2022. This is all dependent on the supply chain. Mr. Morley stated that the first section of Essex at Berkshire has been completed. There will be 140 lots total in Essex and 33 taps will be transferred from Berkshire to Essex. Susan Helms will provide Mr. Morley with the current number of taps sold in Berkshire. Discussion was had on the pumps and how long they run. Mr. Hynes and Mr. Powell stated the pumps run for shorter periods of time when the weather is dry and longer periods of time when the weather is wet. The model analyzes how much the pumps and the force main can handle during a worst case scenario. Jim Morley and Danny Ubelhor will check back in a few months to check on the status and on getting approval for additional taps.

9:45 Jim Morley – Morley and Associates – Danny Ubelhor also in attendance

Mr. Morley asked if additional gravity sewer along the south side of Oak Grove Road can be added to the existing BBI/Blue Lake Project. Discussion was had on getting a separate bid but it would impose an extra expense to the Town. Russell Powell stated it would be more beneficial to add this to the Victoria Force Main Phase II Project which will be going out for bids in March of 2022. Discussion on frontloading gravity work will require more discussion. Jim Morley will supply the tie in location.

10:00 Jim Morley – Morley and Associates – Danny Ubelhor also in attendance

Vacating the sanitary sewer easement in High Point Center North that previously contained a force main due to rerouting sewers to the Master Lift Station was discussed. Chris Wischer said the sewer easement can be vacated. Russell Powell stated that the Town will want to keep the section north of Park Place.

Motion: Christy Powell moved to recommend to Council to authorize the vacation of the abandoned sewer force main easement from the old Triple Crown lift station in High Point Center North from Bell Road at Storage Masters to the area west of Park Place Apartments. The north sewer easement behind the Park Place Apartments will not be vacated by the Town of Newburgh.

Motion seconded: Susan Helms

Discussion: None

Motion passed unanimously.

10:15 Jim Morley – Morley and Associates – Danny Ubelhor also in attendance

Mr. Morley asked if the Newburgh Heights sewer plans were being changed to keep sanitary sewer access on the south side of the ditch. The ditch needs to be stabilized. There will be sewer access on Mr. Ubelhor's property. Steve Shoemaker recommended that Jim Morley, Danny Ubelhor, Russell Powell, Chris Wischer and David Hynes discuss this at a future time and come up with an agreement to accommodate all parties involved.

Petitions and Comments from Citizens Present

10:30 Chris Combs – CAC Development and Glen Merritt, Cash Waggoner

Mr. Combs attended the meeting regarding Villas of Oak Grove PUD-Purchasing a sewer tap for spec homes. Mr. Combs stated that he is having issues getting 12" pipe to complete the sewer lines but would like to go ahead and get a sewer tap for one building (8 units) so that he can obtain a building permit and begin selling the units. Mr. Combs is willing to put up a 100% letter of credit and will send building plans so taps can be calculated. Chris Wischer will prepare a legal agreement allowing the taps to be sold prior to completion of sewers. Susan Helms says that Molly at Area Plan has no issues with selling a sewer tap before the sewer lines are in place as long as there is proof of financial responsibility.

Motion: Christy Powell moved to recommend to Council that the Town allow the issuance of sewer tap certificates for 1 condo building containing 8 units for the Villas of Oak Grove PUD before the completed construction of the sewer lines with a 100% Letter of Credit and an agreement prepared by legal with the understanding that the sewer lines will not be connected to the main sewer line until the Town has accepted the sewer lines for maintenance in the development. Motion seconded: Susan Helms

Discussion: None

Motion passed unanimously.

Engineer Report, David Hynes

1. Lift Station #2 FM – Emergency Repair.

Mr. Hynes stated that Commonwealth Engineering is putting together a task order in the approximate amount of \$5000.

2. INDOT Des No 1400195 SR 66 Improvements between I69 and Epworth Road-Verification of Existing Utilities.

Mr. Hynes stated that the Commonwealth Task Order is around \$4000. The I69/Epworth Road intersection cloverleaf is being made tighter by adding J turns.

3. Green Springs Valley-Project Update.

Mr. Hynes wanted to let the Utility Committee know that this project has been ongoing since 2006 and was redesigned in 2017. Another \$90,000 is requested to keep the project moving forward through completion.

Motion: Christy Powell moved to recommend to Council approve Commonwealth Engineering an additional amendment for a \$90,000 increase on the Green Springs Project to finish the project through construction and completion.

Motion seconded: Russell Powell

Discussion: David Hynes stated the Green Springs Valley project has been going on since 2006 and was redesigned in 2017. The project has encountered issues including utilities in easements that have to be relocated. There has been a major conflict with CenterPoint gas that was unanticipated so CEI had to redesign a portion of the project. The delays for materials nationwide have added time and cost to the project. The committee discussed options to limit amendments to contracts in the future.

Motion passed unanimously.

Utility Chair, Steve Shoemaker

No report.

Town Attorney, Chris Wischer

No report.

Town Manager, Christy Powell

No report.

Utility Manager, Susan Helms

1. Financial Report

Mrs. Helms stated the Sewer Operating Account balance is \$5,304,751.02. The Improvement fund balance is \$9,198,709.18.

2. Easement Vacate on Lot 3A in Riverbend Estates Replat of Lots 1, 2, 3

Mrs. Helms stated we have no sewer on Lot 3A in Riverbend Estates.

Motion: Leanna Hughes moved to recommend to Council that a letter from the Utility Committee will be written to the Town of Newburgh stating that no sewer lines are on Lot 3A in Riverbend Estates Replat of Lot 1, 2, 3 and the Utility Committee has no objection to the vacation of the easements.

Motion seconded: Russell Powell

Discussion: None

Motion passed unanimously.

3. Leak Adjustments.

Susan Helms discussed that the Utility Office received a call from a homeowner who power washed their home and wanted an adjustment on her sewer bill. Discussion was had on how to handle sewer adjustments on bills outside of summer average. Steve Shoemaker advised that any calls like these need a form filled out and brought to the Utility Committee for review.

Motion: Susan Helms moved to adjourn the meeting.

Motion seconded: Steve Shoemaker

Discussion: None

Motion passed unanimously.

Mr. Shoemaker adjourned the meeting at 10:55 a.m.