

City of West Lafayette, Indiana
Board of Public Works and Safety
MINUTES

July 10, 2012
8:30 a.m.
City Hall Council Chambers

Members present were Sana G. Booker, Bradley W. Marley, and Jonathan C. Speaker. Elizabeth M. Stull was absent. Mayor Dennis presided.

Also present were West Lafayette City Councilor Vicki Burch, West Lafayette City Council President Ann Hunt, Clerk-Treasurer Judy Rhodes, City Attorney Eric Burns, City Department Heads and staff, and media.

1. APPROVAL OF MINUTES

a. July 3, 2012, Meeting

Mr. Speaker moved to accept the minutes of the July 3, 2012, Board of Works meeting. Mr. Marley seconded the motion.

The motion was adopted.

2. NEW BUSINESS

a. Public Hearing for North Side Regional Lift Station and Force Main Improvements Project - WWTU

Mayor Dennis announced that the Board will be entering into a public hearing on the North Side Regional Lift Station and Force Main Improvements Project

David Henderson, West Lafayette Wastewater Treatment Utility Director, introduced Mr. Joe Teusch of Greeley and Hansen, who is making the presentation on the Preliminary Engineering Report (PER) to start the public hearing. (Mr. Teusch's PowerPoint presentation is attached.)

Mr. Marley moved that the public hearing be opened. Ms. Booker seconded the motion.

The motion was adopted *vive voce*.

Mr. Teusch said: "Good morning, I appreciate the opportunity to come and speak today. As Dave indicated now, there is a sign in sheet actually at the back of the room so if you find time between now and the end of the meeting to please sign in we'd appreciate that. I know the State always appreciates good attendance at these things. Often times you hold these meetings and you get three or four people and we have a nice crowd here today. So, next slide please."

"Here's kind of the agenda in terms of why do we need the project, alternatives that we evaluated, ultimately what was selected, the environmental impacts, the result from the project, how the project will be financed, and finally the project schedule. Essentially this

project really was precipitated several years ago when the City decided to annex land north of the City. That kind of drove the need for sanitary sewer service. And it is also important from the standpoint that whatever was done on the north side of the City, that that be coordinated with the City's combined sewer overflow long term control plan. Dave, if you would actually go back to that slide. The area in yellow on this actually depicts the service area boundary that this lift station is going to be designed to serve, so it's fairly significant. You've got University Farms here, Amberleigh Village there, the existing Purdue Research Park. The areas labeled A and the areas labeled B. Areas: Areas A are essentially zoned and anticipated to be primarily general business, Research Park related type development; and Area B, obviously with Arbor Chase located here and Amberleigh Village, those are all residential development. The breakdown of that is such that the entire area is about 786 acres. 432 acres are zoned general business so that leaves 354, I believe, for residential so it's almost a 50/50 split."

"Alternatives to Serve the Area: The State makes you look at the 'no action.' Obviously, this does not address the need for sewer service so it's not a feasible alternative. In a perfect world, we could serve the entire area by a gravity sewer. However, the existing sewer in that location is too shallow to serve the area. The part of the system that we are going to connect to essentially is at the intersection of Kalberer Road and Salisbury Street. We've got portions of the area that are approximately twenty feet below that elevation so that forces us to consider something else and in this case, a lift station and force main. Essentially, the lift station, what that really is is pumps that lifts the sewage up such that its allowed to flow by gravity at the nearest and closest location. And the force main is essentially sewage and a pipe that's under pressure. So it's really what we are doing is pumping sanitary sewage. But this alternative will allow for development of the entire area and it also allows us from a regional aspect to maybe redirect some flow from let's say Amberleigh Village and Arbor Chase that currently pump through the City's old combined sewer system. So this way we can shorten those force main distances and make it a little bit more efficient from a pumping and energy standpoint, and be able to convey that then ultimately for the Western Interceptor which is a separate sewer system, ultimately again helping the City reach and achieve its objectives for the long term control plan. So yet the recommended plan is a lift station and force main where we are going to phase the construction such that, you know, electrical conduits and wet wells and all that are sized for ultimate development, but the equipment and wiring and what not and horse power and all that is sized appropriately. Initial development we are looking at about 207 acres and we are going to provide enough capacity to convey about 1.1 million gallons a day. So we are looking at essentially two pumps with an 8 inch pipeline and under ultimate development conditions, we would be looking at three pumps larger in horse power pumping through a 12 inch pipeline. That's difficult to see but here is the location of the lift station. We got two dash lines, those represent the pipe lines. Near term, pipe lines go this direction, south bound down Yeager along Kalberer and will discharge right there at the intersection of Salisbury and Kalberer. Long term force main, which is a 12 inch, will be terminated essentially at the intersection of Yeager and Kalberer which will be extended then sometime in the future – 10 years, 15 years – when development is appropriate. That pipeline will then be extended down Yeager down to the Western Interceptor which is located right now just south of US 52 and Yeager Rd. So you are probably looking at maybe a mile, mile and a half of additional pipeline in the future."

"As far as kind of a conceptual look of the lift station, this is the wet well and pumps. We've got a stand by generator here in case of loss of power and then an electrical room

that would house all of the VFD's and electrical equipment related to the pumps. Essentially it's a zero runoff site in the stand point that we are going to capture rain water. We got pervious pavement, landscaping and what not to absorb any of the runoff. It's kind of a general picture of how this is going to blend in with future bike and walking trails within the Research Park area. The next slide kind of shows the various elevation views. Aesthetically it was done to blend in with other Research Park related buildings. It's got limestone. It has glass block, metal panels, some aluminum, kind of gives it that more technical look. The next slide shows the view from the south essentially. Next slide is the east view. Shown in this slide is the in gate that allows City staff to get in there and pull pumps. There's also a hidden door here to the electrical room. You will notice here that the canopy kind of has the shape of airplane wings. So we thought that was kind of a nice look, again kind of keeping in that theme of the Research Park. And finally a view from the west in terms of what it will ultimately look like."

"As far as environmental impact, certainly short term impacts are going to be construction related. There will be noise and dust and additional traffic along Kalberer Road. The project's best practices will address noise related to keeping construction during day light hours, requiring mufflers and what not on equipment, noise ordinance to be followed, sweeping of streets, things of that nature, making sure that storm water inlets are protected and those sort of issues. As far as impacts to archeology and historical sites, no artifacts were found. There was a separate consulting group that went out and did the due diligence there and so we got a clean site, which is good, and the project will not be affecting any wetlands, floodways, or streams."

"Project Financing: Estimated project cost including construction and non-construction cost estimated at \$4.4 million. Right now as part of the public hearing, the city is evaluating the potential use of low interest SRF financing. And the reason we are saying potential is that, as you may know, there is a long list of communities that are lined up to get low interest state money and so we are one of those communities. And we're told that if we are ready to go that that may be in the City's advantage in actually securing a loan because there are communities that are struggling with acquiring land and things of that nature that are kind of slowing them down and we don't have that challenge here. We are listed as a Tier III median household income meaning that 80% of other cities and towns have a higher median household income, sewer bills less than \$30.00 a month on average, which is something that makes the City fall into a category of 2.19% interest rate, with opportunity to lower that rate based on green project reserved component such as street sweeping and pervious pavement, and high efficiency lighting, and those things that are all incorporated into the design so we could get up to another half a percent interest rate break. So we may ultimately be looking at a 1.69% interest rate which is very attractive obviously. Current monthly sewer bill is – I believe I am off a penny – I think it is \$28.05 per five thousand gallons. But the sewer bill will remain unchanged as a result of this project, so no rate increase as a result of this project."

"Proposed Project Schedule: The PER was submitted June 15. We anticipate approval of that before the end of this month. I would also anticipate advertising if not sometime this month, probably early August, receiving – probably anticipated three to four week bid period – so receiving bids sometime in August, early September with a loan closing again and contracted work in August or September as well. We are going to give the contractor about one year to complete this project, so we anticipate completion to be September of 2013."

BOARD OF WORKS MINUTES, JULY 10, 2012, CONTINUED

Mr. Teusch concluded his presentation saying: "I kind of went through that quickly but are there any questions related to the project?"

Mayor Dennis invited the Board of Works to ask questions.

Board of Works Member Brad Marley asked: "What is the impact on Kalberer Road during construction, any tearing of the street, sidewalks?"

Mr. Joe Teusch said: "Not with the lift station project in terms of one of the things that we are going to make sure we do is that we are going to make sure we document existing facilities such that sidewalks are in good shape, streets are in good shape, prior to the start of construction. If things are damaged, then we've got video documentation of that and we can hold the contractor responsible. It's not part of our lift station project, no."

Mr. Marley said: "I was just looking at an 8" force main on one of these maps."

Mr. Teusch said: "Yes it's actually outside of the road right of way and these force mains are only four feet, five feet to cover so they are very shallow."

Mr. Marley said: "OK, and that one runs in front of the fire station so is there any interference there, any noise?"

Mr. Teusch said: "Not aware of the actual construction schedule with the fire station but certainly we can coordinate that with Mr. Buck."

Mr. Marley said: "Another question. Any noise emanating from this lift station at all?"

Mr. Teusch said: "No."

Mr. Marley said: "It's not – it's pretty quiet?"

Mr. Teusch said: "Yes. The City has other lift stations that are much larger in higher population settings than this one."

Mayor Dennis said: "The one that used to be at Covington and Cumberland, that thing used to sound like a jet would go off."

Mayor Dennis asked if there were any other questions from the Board of Works. Hearing none, he asked whether any one in attendance in the audience would like to provide public input or ask questions. Hearing no comments, Mayor Dennis asked for a motion to close the public hearing.

Mr. Marley moved that the public hearing be closed. Mr. Speaker seconded the motion.

The motion was adopted *vive voce*.

b. Claims

- i. AP Docket \$566,888.15
- ii. AP Docket \$115.50

Questions raised about individual claims by the Board were answered by department heads and Clerk-Treasurer Rhodes.

Ms. Booker moved that the claims be approved. Mr. Marley seconded the motion.

The motion was adopted.

c. Informational Items

- i. Project Payment List – WWTU
There were no comments.

d. Other Items

- i. Councilor Burch invited everyone to the groundbreaking for Faith West on Sunday, July 15th at 5 p.m.

ii. Quote Acceptance – Northwestern Avenue Corridor Improvements Phase I
City Engineer Dave Buck reported that as he relayed last week, he has been working with Schneider Corporation on obtaining quotes for storm sewers under Northwestern Avenue between Lindberg Road and Yeager Road. The timeline for this project in part reflects the Faith Project moving forward and also the master plan to have Northwestern Avenue urbanized. The storm water from Faith West will be conveyed from their site through two of the pipes, a 27-inch and a 24-inch pipe, into the new storm water ponds on the northwest corner of Lindberg and Northwestern there. Those ponds have been designed to handle that storm water runoff. As the City takes over Northwestern, the goal is to remove the open shoulders, put in curbs and a trail on the west side, connect all the missing pieces of sidewalk on the east side, and do improvements to the Lindberg intersection. This project is the first phase of several future improvements of the Northwestern corridor between Lindberg and Yeager. City Engineer Buck explained that with the improvements that are being installed right now on Yeager, he feels it's really imperative that this be a high priority and be completed next summer. As such, with Yeager Road closed and very low traffic on this piece between Lindberg and Yeager, now is an advantageous time to do open cutting and install the storm pipes under the roadway. This would avoid traffic disruption in the fall and also having that much more to do next summer. A quote package was distributed at the end of June to three contractors that are capable of doing the work. Quotes were received on July 9th from F&K Construction, Inc. and from Milestone Contractors, LP. Board members have been provided with a packet of information, including a summary memo from The Schneider Corporation on the quote process, the memorandum of the quote opening from the Clerk-Treasurer, and the actual quotes. City Engineer Buck reported that Milestone Contractors is the low quote at \$186,724.60. There is a minor calculation error on the Milestone quote, which Milestone has acknowledged, in which line item thirteen is totaled as \$35,100 when it should be \$27,000. The original quote total was given as \$194,824.60 and the corrected total is \$186,724.60. City Engineer Buck requested that the Board approve acceptance of the low quote from Milestone Contractors. City Engineer Buck further explained that two other items, items 14 and 15, totaling \$17,392, are costs to be paid by Indiana American Water Company (IAWC), either on a reimbursement basis to the City or by direct bill from Milestone to IAWC. This may be addressed by a change order at a later time, as needed. The City's actual cost will be \$169,332.60, to be paid by the Wastewater Utility.

BOARD OF WORKS MINUTES, JULY 10, 2012, CONTINUED

Mr. Speaker moved that the quote, in the amount of \$186,724.60 be approved. Mr. Marley seconded the motion.

The motion was adopted.

3. ADJOURNMENT

There being no further business to come before the Board, Mr. Marley moved that the meeting be adjourned, and Mayor Dennis adjourned the meeting.