



**Office of the City Engineer**  
222 N. Chauncey Ave.  
West Lafayette, Indiana 47906  
Phone: 765-775-5130  
Fax: 765-775-5249  
[www.westlafayette.in.gov](http://www.westlafayette.in.gov)

## **AUBURN MEADOWS REGIONAL LIFT STATION**

**MAY 2016**

### Overview

#### *Project Background and Description*

**i** The Auburn Meadow Regional Lift Station is a part of the Long-Range Capital Plan for the West Lafayette Wastewater Utility and will provide sanitary sewer service to the northern limits of the City's service area. A portion of this area is outside the current city corporate limits.

#### *Project Scope*

**i** The service area for the project is depicted in the attached Figure 1. It will require both a lift station located along North Salisbury Street and a 6" force main running south along the west side of North Salisbury Street.

#### *High-Level Considerations*

**i** A summary of high-level considerations and discussion points include the following:

- The regional lift station service area serves areas that are both inside and outside the current city corporate limits, however all of the area lies within the West Lafayette Wastewater Utility service area.
- The current zoning of this area is mostly R1 – Single Family Residential, with a small area of existing R1B – Single Family Residential within the Arbor Chase Subdivision.
- Since 2014, a local developer has been working on plans and obtaining approvals to build "Auburn Meadows Subdivision" (Figure 2) in a portion of the city's service area which lies in the county. They are requesting sanitary sewer service as soon as possible.
- The developer has considered making a request to be allowed to be served by the adjoining sanitary sewer district to the north and west of this area. (American Suburban Utilities)
- The future annexation of this area, up to the southeast corner of the intersection of N. Salisbury St. and CR500N could be completed at any time in the future as deemed appropriate by the city.

- New building lots in this area would be required to waive annexation remonstrance rights in exchange for extension of city sewer service now.
- The recent sewer rate updates, adopted in Nov-2015 and Dec-2015, included this project within the rate structure.
- The revenues from the new rates have only started coming in and there is not enough “cash on hand” to design & construct this project now.
- Ordinance 11-16 is a request to allow a Bond Anticipation Note (BAN) which will provide a mechanism to use a short-term loan rather than wait ~24 months +/- until the Utility would have cash on hand to begin the project. The city would have the option of paying off the short-term loan or issuing bonds in the future.
- New residences in this area would go to the TSC School Corporation and attend Burnett’s Creek Elementary, Battleground Middle School and/or Harrison High School.

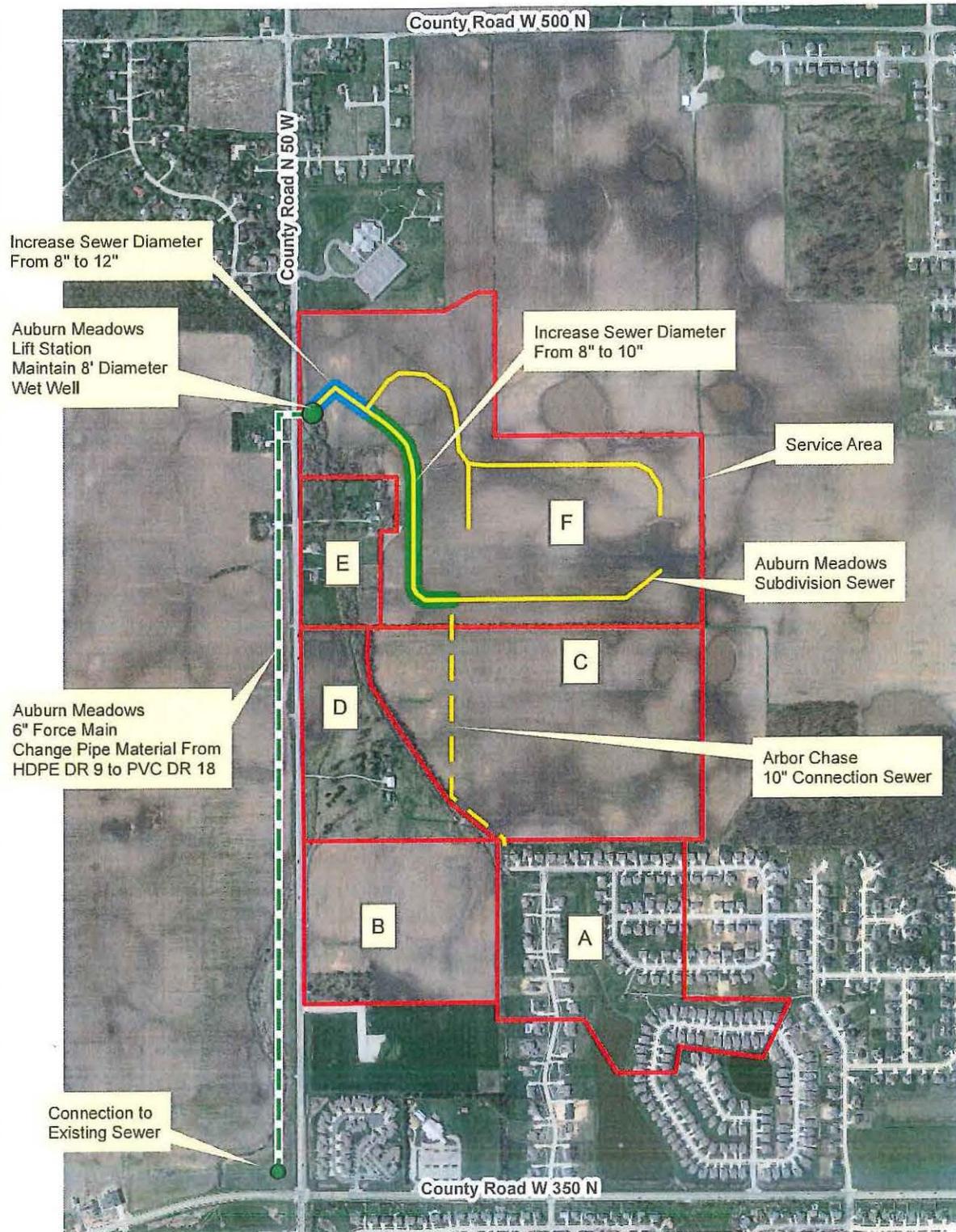
### *Implementation Plan*

**i** Upon completion of first and second reading of Ordinance 11-16, the City would complete the design and construction of the improvements. In a concurrent schedule, the Developer would move forward with the first phase of residential subdivision construction, including streets, storm sewers, sanitary sewers, grading, and erosion control measures.

### *Timeline*

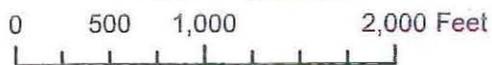
**i** Assuming a June approval on Ordinance 11-16, the City would begin design work in June 2016, with a proposed procurement schedule in August 2016. A target date for completing construction would be May of 2017. The Developer would create a project schedule which would dovetail with the city’s schedule as much as possible.

FIGURE 1



**AUBURN MEADOWS LIFT STATION SERVICE AREA**

1 inch = 1,000 feet



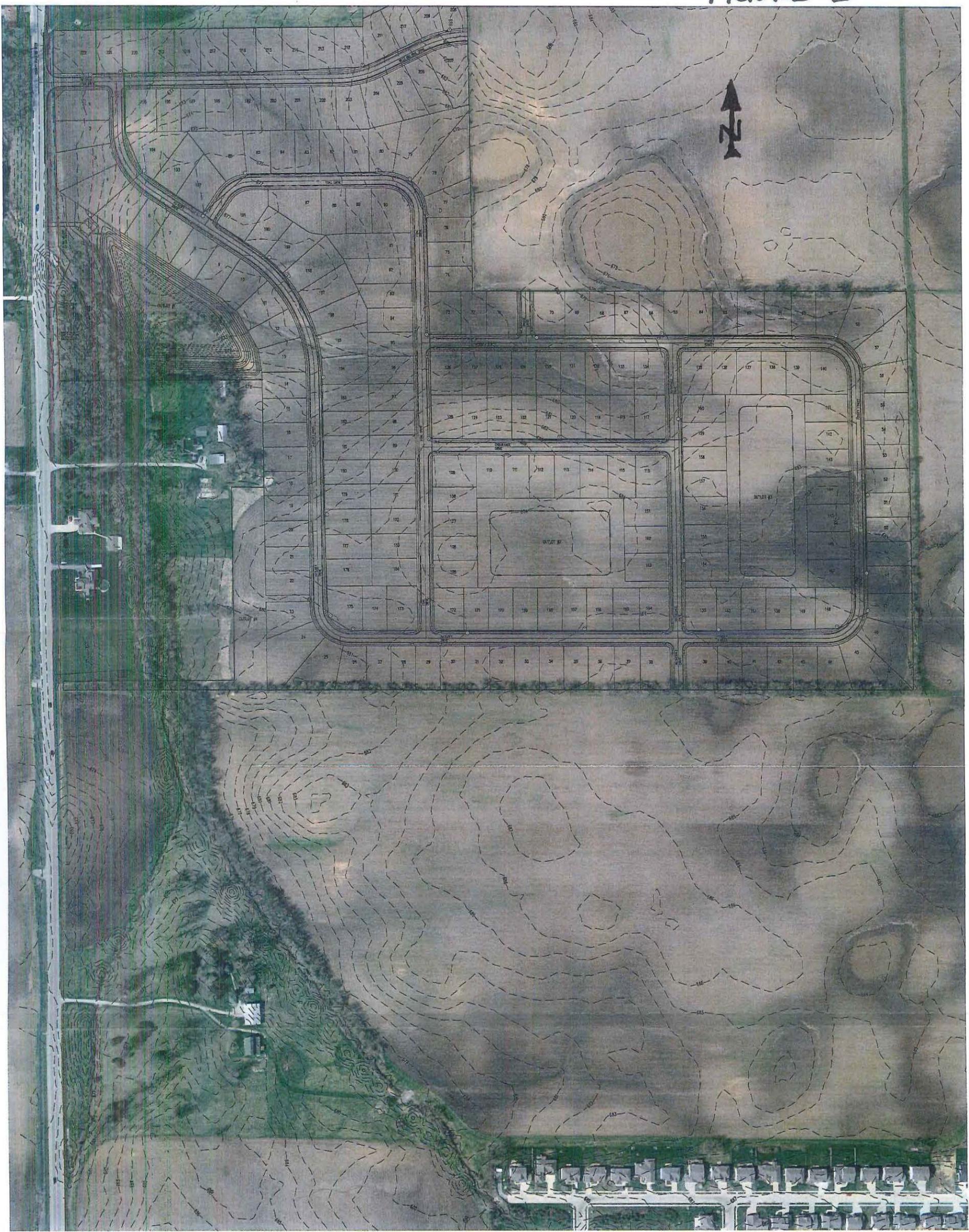
J:\Projects\07917 W Laf Master Plan Update\21 CADD Files\Auburn Meadows\079170R03.mxd



**GREELEY AND HANSEN**

CITY OF WEST LAFAYETTE

FIGURE 2



---

---

**S-4465  
AUBURN MEADOWS  
(Major-Preliminary)**

**STAFF REPORT  
July 10, 2014**

---

---

