

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
Special Meeting December 10, 2018, 5:00 PM

President Carter called the meeting to order at 5:04 PM with Council Member Vermillion, Council Member Budreau, Council Member Kauffman and Clerk-Treasurer Susan Moffitt present. Council Member Rypma was absent.

Also in attendance were Samantha Rush, Jared Huss, John Mrozinski, Pat Cummings, Perry Hinton,

The Special Meeting was scheduled to discuss the development of a capital improvement plan and rate study for the water department and upgrades to the water treatment plant structure and other pieces of infrastructure.

Jared explained that there are a couple of reasons to engage in this process.

1. We have a 25 year old water treatment facility. The existing status or condition of that plant was pretty well documented in a study paid for by the county. We know the extent from a condition standpoint. We also have the new plant built by the energy center and turned over to us. This will have a small piece in this and possibly more as we move forward. We have addressed some of the more critical pieces that came out of the study on the water treatment plant already. President Carter wants to make certain that we are well prepared for the future. It is our responsibility to make sure this is a viable treatment plant for the community. Legislation passed in the last few years that allows a private entity or another entity to take over a facility if the entity is not financially able to do so. Partnership ability that already exists with industry that is already there. At the end we want to be able to put into a nice picture what it is we need to do and how we support it ourselves. Additionally, SRF funding and other options can be looked into when these required pieces are complete.

The capital improvement plan would consist of water infrastructure including the water treatment plant, water tower, distribution system, etc. and would also include looking at options for the old water plant on College Street.

2. On the WTP side there are a myriad of options in terms of costs. On the low end – we generate approx 2,000,000 per day that gets consumed by a number of different customers. We could keep the same building with upgrades to produce 3,000,000 gallons per day and operate for an extended period beyond the fix. We currently have two sides of the plant with each capable of producing that but it would not be sustainable. On the high end – an all new building housing all treatment options, maintaining those in the plant.

In between the high and low ends there are a large number of options. The building is in poor shape, hvac issues in existing building, etc. and we need to decide if improving the building would be the right way to spend the money to only get to 6,000,000 gallons per day, running at maybe 5,000,000. This would probably be the least favorable but that would be dependent upon the study. Additionally we could use the energy center plant to make it a potable plant by some additions but capacity is somewhat finite and is not hooked into our systems. Those are the two most and least costly options and are part of what Donohue will be looking into.

Pat Cummings explained that the SJEC water plant basically does what South Bend and other water utilities do. The only reason we are treating the water with all of the options at the old water

treatment plant is I/N Tek. We need to investigate the options instead of developing a rate to build everything the way it will need to be done. There are some changes that would need to be made at the SJEC water plant, but not big changes. One of the reasons they did not permit for potable was timing of the required permitting so to circumvent that they decided to make it a non-potable plant. We are very fortunate with the quality of ground water that we have. Other communities require far greater treatment than the town. Most communities do not have to lime soften and the only reason we do that is for I/N Tek and Kote. Jared stated that we want to build in the most conservative option. Donohue will break out all of the various processes and equipment. Conversation with our industry partners predicated upon the needs of the various plants will also be necessary. Pat feels that we want to make certain that the study gives us all of the options and feels that this proposal from Donohue will do that.

The SJEC water plant has a 5-6 million gallon a day capacity per Pat. Tim stated that the town water treatment plant has approximately a 3.5 million gallon a day maximum with the town itself using approximately 260,000 gpd on average.

The study will also look closely at the distribution side both in the town and in the proposed development area. The town side means looking at undersized lines, pressure issues, old material lines such as cast iron that need to be replaced. We are already replacing lead services as we do sidewalk and street projects to utilize our infrastructure projects to deal with those. This looks at the capital side of this such as things on US 20 from the 1930s which is not unusual and could last 80 more years. We will do assessments of those but it is best to come up with a game plan to deal with these things and also project where we may want to grow including things such as the train station and multi-use development on the east side of town that have been talked about. Multi-family uses can also be a draw and we may want to look into that. Other pieces for consideration would be whether outlying communities with issues should be considered to decide if we would want to account for those.

The twenty year capital improvement plan will allow us to go after funding and various mechanisms to achieve the things we determine. An asset management plan is required for SRF loans at a low interest rates. Indiana has not put a lot into water planning but this will change in the future and an asset management plan will be good. We will also be looking at best management practices. Should someone come in and want 1,000,000 gallons a day we would not be able to produce that and would have to say no. We need to be able to look at the future.

Donohue will not be performing any data collection. We have also talked about GIS which will allow us to track our infrastructure.

Council Member Vermillion asked for a time frame for Donohue to complete the proposed project and Jared responded that it would be approximately 120 days following the Notice to Proceed plus an additional thirty days.

Jared suggested that he would like to call Donohue tomorrow to request the revisions to the draft and if the Council is in agreement, Ken could be given the authority to sign when the final draft is ready as changes would be simply semantics. The cost of the proposed Donohue study is \$69,500 and the Umbaugh study is \$10,000.

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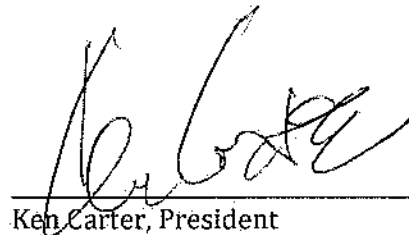
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Jared explained that the Scope of Services on page 2 includes owner supplied information required which has already been given and also some such as GIS data that does not exist. The parcels with address cross-reference can be obtained from St. Joe County. The current assessment of the existing water treatment plan was also done by Donohue.

Council Member Vermillion moved to allow President Carter to be the signator on the final documents with Donohue as well as the agreement with Umbaugh when revision is complete. The motion was seconded by Council Member Kauffman and passed 4-0.

Jared informed the Council that in the SB Tribune this weekend there was a letter to the editor of that contained a number of comments directed to IEC about the wellhead protection area. One statement made was that we do not charge for water produced and he will be attending a meeting tomorrow and will provide the factual information because this paints us in a poor light.

The meeting adjourned at 5:58 PM.



Ken Carter, President

Attest:



Susan I. Moffitt, Clerk-Treasurer