

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
Special Meeting, April 16, 2018, 5:00 PM

The meeting was opened with the Pledge of Allegiance.

President Carter called the meeting to order with Council Member Vermillion, Council Member Budreau and Clerk-Treasurer Susan Moffitt present. Vice President Vojtko and Council Member Rypma were absent.

Also in attendance were Andrea Halpin, Jared Huss, John Mrozinski and Perry Hinton.

- Income Survey Proposal

Jared stated that Shannon had planned to get back with those who attended the original meeting by email on whether or not what she found that would make a full-town income survey beneficial to the Town. President Carter stated that she had explained that we can identify certain sections of town. Jared stated that if she is able to do pieces and parts and we can meet the threshold in certain areas there would be some value and it would be really helpful if the whole town would qualify.

Council Member Vermillion moved to accept the \$3,000 bid for the income survey to be done for the remainder of the Town by Shannon McLeod of Priority Project Resources. The motion was seconded by Council Member Budreau and passed 3-0.

- Peerless Midwest Proposal for Groundwater Study

Jared had emailed the Council earlier a proposal from Peerless Midwest relating to the groundwater issue that has been discussed. Peerless was asked for a proposal because they have a long history of working in the area and also had installed the system for groundwater issues near the ethanol plant. Jared stated that the cost for that system was approximately half a million dollars and also that the situation in that area was different in that the homes did not start being built until after the dewatering for the ethanol plant and then experienced issues when it closed. Jared reports that Peerless was asked to put into the proposal a component of educational aspect and also take some field data (slug tests) We did find out that the piezometers installed previously were in good locations and money well spent. Peerless would also want to install an 8" diameter test well and would need the town to survey basement elevations.

What Jared did not see included in the proposal was the solutions that might be offered and he has commented back to Peerless on that as we need a set of options to discuss with the public after the study. Jared added that to go forward and propose any solution at this point without detailed information is not a wise idea and if we are going to do anything we need to collect the data. Although people may argue that spending \$35,000 dollars is a lot of money, we cannot substantiate or make good theories without doing a study and collecting data. Council Member Budreau agreed citing that when the meeting was held for those that live in the area affected we were only able to give ideas and opinions and having hard facts is most definitely preferred. Council Member Vermillion asked what time period we are looking at to complete the study. Jared responded that it is estimated to be 3-4 months but could be up to six.

Jared explained that when considering options we must also consider the impact any solution or solutions may have, including on the railroad overpass structure and to homes. Groundwater is a common enemy that impacts everyone and we need to make certain that everyone understands this

is groundwater and not drainage water and that it is not the Town's fault that the groundwater is high. Andrea agreed that we must be careful with any solutions and negative impact they might have.

Council Member Vermillion expressed that he feels people will not be happy with the Town wanting to do another study because when they put the pumps under the viaduct everyone's water problem went away and they just want to know why we can't do that again and do not care about up and down cycles because they have water they want to get rid of. Jared stated that we have given everyone a platform and opened conversation and at that meeting it was promised by the Council that we will do something.

Council Member Vermillion questioned where we would be if we were to spend money on a study and later found that the railroad was not on board with the solution offered and feels that Family Express may experience the same issue. Jared has spoken with a rep of Danch Harner who is doing site work for Family Express and was told they will not require dewatering because they have a system that deals with groundwater differently and their tanks may possibly be above ground. Council Member Budreau expressed that a study would be the starting point and something that we need to do. Jared stated that if we were to just put a pipe in, he can't guarantee anything other than giving them a place to put sump pump water and everything would recycle. Council Member Budreau stated that he feels this is the only way to find a permanent solution.

Jared stated that Council Member Vermillion's questions are well founded and we may get to the end of the study and decide we aren't going to do anything. We have to consider we are working in an area with a high water table where homes were built.

Council Member Vermillion would like to determine what it is going to cost to dewater that area properly and then go to homeowners. Perhaps there would be other options should this be a million plus dollar project. Council Member Budreau stated this study would come from facts and not our opinions. We can share absolute facts with the residents and what are options would be if we do this study. Council Member Vermillion stated that he understands that the study is the most proper way of doing, that but it is a lot of money.

Jared stated that Lawson Fisher is not going to design anything without all of the facts and although \$35,000 is a lot of money he does not know any other way to determine the solution. Andrea stated that concerns about pumping large amounts of water from the aquifer have already been expressed and we need to consider that should the solution be determined to be dewatering and ultimately to pump huge amounts of water from the aquifer into the ditch. In addition, the railroad may be very aggressive if we were to dewater because of concerns for the integrity of their structure as they were last year when they required monitoring of the structure during the INDOT project that required dewatering.

Council Member Vermillion feels that we need another meeting of the people. President Carter would like to have the "Cadillac to Chevy" options when we meet again. Jared has sent that response to Peerless already and will send additional comments and ask them to add language requesting that range of options.

Andrea asked if they would they have the expertise to be able to put in there the warning of negative things that might happen such as destabilization of the viaduct, cracking of foundations, etc. Jared replied that they are hydrologists and not geotech. He could contact geotech regarding long and short term impact of dewatering. Andrea stated that if you are talking about education of the residents, they need to know that the cure may be worse than the ill.

Council Member Vermillion stated that a solution may be to fill in basements. Jared stated that his may be a possibility and we may want to find out costs without first spending additional money on a study and solution. Perry suggested that we might want to look at this backwards and check with the Army Corp of Engineers to see if they would allow any of our options for a solution. Jared feels that more critical than the Army Corp of Engineers, as long as we stick to the rules, would be the drainage board and the railroad because of the structure of the viaduct.

Jared will contact Peerless again regarding the changes to the agreement that were discussed tonight.

- **Prairie Ridge Agreement Discussion**

Jared reports that the project is on-going and making decent progress. There were a couple of things hanging that required interaction with the builder, specifically the lift station and grinder pump/debris station for their site.

John sought quotes from two companies for work required with the Collins Group bringing the third quote. One quote was not responsive and one quote was received from H&G.

Allen Collins attended the meeting with reps from Ferguson who provided a quote. The quote provided was not apples to apples and did not include electrical or bypass pumping. We have asked them to redo their quote, built the way we specified. Allen Collins has an electrical division and wanted the opportunity to do the electrical portion and Jared asked John to go back to H&G to separate that portion out of their quote.

Jared reports Council action will be needed on one aspect. Pumps in today's technology allow grinding to be done in the lift station. We had included in the contract that they have their own grinder on site. Collins group has asked that this portion be removed from the agreement and are willing to work with the Town on costs of the lift station if we were to agree to remove this requirement. Jared suggests that the Council agree to remove this requirement with the change in Collins Group's portion of the lift station upgrade to \$50,000 or 75%.

Council Member Vermillion moved to allow Jared and John to negotiate and make a counter proposal of a minimum of \$50K and 75% with Collins Group for the cost of upgrade to the lift station. The motion was seconded by Council Member Budreau and passed 3-0.

Andrea stated that as a practical matter, if they reach an agreement they would have to come back to the Council for a new contract.

The second part is the electric. Electric work was based on plans that were provided by Collins Group but what was discussed at the meeting today is that the work being done is not what was on the plans. The quote we obtained was for the original plan so the actual cost will be higher. Quotes were provided to Collins group and Allan indicated that he has 2 guys from NIPSCO that work with him and he would like to use them. Jared stated that it is not usually a problem as long as the electric division is bonded and insured with a work history that we can review. But again, we do not like going out and getting quotes and then have them decide to get quotes. Andrea stated that she feels this is a conflict of interest as Mr. Collins has interest in this. Perry explained the difference between electric work on a lift station as opposed to the electric installation at the apartments. He also explained that they've added two more feed points on each building compared to the original design and suggests that we should know what his work in Columbia City is and how the electric portion worked out for them. Andrea did not know if there is a fiduciary relationship between Collins and Ferguson. Jared explained that Ferguson is a supplier. He feels Perry's depiction is very good because there are not a lot of people qualified to do primary work. The difference is 600 volts on a lift station as opposed to working with primary. If we are going to go back and tell them they cannot do this work, then we will need to make it very clear.

Jared feels that we should explain to Collins Group that the council and town attorney are okay with their working on the 600V but not the primary. If they are in agreement with that distinction, then work on the lift station can move forward and if not, we will not allow them to work on either one. Perry stated that if we would let them do anything we would need to have someone there to inspect the work or hire someone to do the inspection to make certain everything is up to code and meets specs. Jared agreed and feels that we should look into having a pre-qualification process for future projects. Andrea stated that allowing them to do work on the 600 V is our compromise as they are being recommended to not allow any of the work.

- Approval of 2018 Sidewalk and Pavement Project Construction Inspection Contract -Tabled
- Approval of 2018 Community Crossings Design Contract -Tabled

Regarding the pavement preservation project, Jared and John rode with Chris Oakes and are excited to start the project. After discussion with Chris, Jared feels that we have more options available and we may want to adjust or change some of our treatment options based on that conversation. We may also want to look at how we package these things to be certain that we get the best pricing. He and John will look at all of these options more specifically. Chris Oaks will be here in May to begin work which will require some short term road closings. Jared will give Abby information to update the website and also meet with Cal to go over the project.

Upon a motion by Council Member Budreau and second by Council Member Vermillion the Special Meeting was adjourned at 6:25 PM.

Ken Carter, President

Attest:

Susan I. Moffitt, Clerk-Treasurer