

Town of Huntertown Utility Service Board Meeting Minutes for April 11, 2019

A special meeting of the Huntertown Utility Service Board was held on Thursday, April 11, 2019 at approximately 5:00 p.m. Attendees included board members Jim Fortman, Kerri Garvin and Brad Hite (P); Town Manager Beth Shellman; and Town Engineer Derek Frederickson. Also present were six (6) members of the public and one (1) reporter. Absent was clerk-treasurer Ryan Schwab.

Brad Hite called the meeting to order at 5:00 p.m. with the Pledge of Allegiance. In the absence of the Clerk-treasurer, the Town Manager agreed to take minutes.

Board Actions

Jim Fortman made a motion to approve to approve the pending sewer and water application as presented for Rolling Oaks, Section 1, with no required upsizing of the lift station, to permit the USB President to sign the IDEM Capacity Certification Letter and to have the USB President sign the Blanket Utility Easements. Kerri Garvin seconded. Approval is subject to the following conditions:

- 1.) Subject to Council approval of a Resolution to extend sewer and water services to the area (will be considered April 15, 2019)
- 2.) Future development may have additional fees imposed per lot to support infrastructure upgrades
- 3.) Applicant must comply with all comments provided from the technical review by town and ERI.

Frederickson presented Plan #1 for utility upgrades needed to the town's sanitary distribution system in order to support new development. He estimated approx. \$1.4 million in costs associated to deepen the proposed lift station in Rolling Oaks (\$250k) + crossing the ditch with a sanitary line (\$200k) + decommissioning the Creekside lift station (\$900k). He noted the Council could approve the proposed 75 lot development with the lift station and distribution lines as presented by the developer and not require any upsizing. This plan would allow new development to occur on the north side of the open ditch and the proposed lift station is designed to handle capacity for that new development. Under Plan #1, any development on the south side of the open ditch will require a new lift station to be constructed on either the Kell or The Quarry properties.

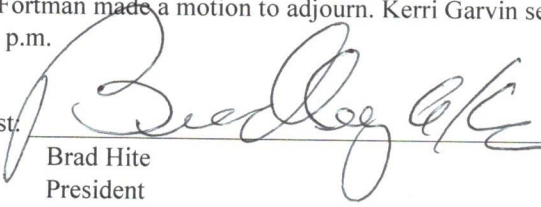
After completing a capacity analysis, Frederickson noted the "weak link" in the sanitary distribution system is the lines from Shoaff Rd. to the WWTP. The Gump Rd. sanitary line and the Woods Rd. lift station cannot handle all of the additional development that could occur. Additionally, after approx. 1,000 new connections to the existing sewer distribution system, a new line from the NE quadrant of Huntertown would need to be ran to the WWTP. Frederickson estimated \$5.1 million to construct the new sanitary line.

USB members also discussed Plan #2 – which is a way to fund future development costs of upgrading the distribution system. Rolling Oaks developer Jeff Thomas requested to serve on a study committee with the town regarding this upgrade. It was the general consensus of all present that the best way to fund upgrades would be to add an additional approximated \$445 to \$1,000 per connection. Thomas agreed to help implement a plan and to impose a condition on his future developments (including the future three sections of Rolling Oaks) to have a fee imposed per connection that would help fund needed upgrades to the distribution lines from this area to the WWTP. The cost of construction for the distribution upgrades may be completed by a developer with a reimbursement agreement for upsizing, or upgrades may be funded by the town, depending on available revenue at the time of development.

After no further discussion, the motion passed, 3-0.

Jim Fortman made a motion to adjourn. Kerri Garvin seconded. Motion passed 3-0 and the meeting adjourned at 5:54 p.m.

Attest:


Brad Hite
President


Ryan Schwab
Clerk Treasurer