

**THE SEWER BOARD OF THE CIVIL CITY OF NEW ALBANY, INDIANA,  
WILL BE HELD IN THE THIRD FLOOR ASSEMBLY ROOM OF THE CITY-  
COUNTY BUILDING ON THURSDAY, AUGUST 25, 2011 AT 9:00 A.M.**

**PRESENT:** Roger Harbison, Gary Brinkworth, Ed Wilkinson,

**ALSO PRESENT:** Kay Garry, Sam Lahanis, Rob Sartell, Shane Gibson, Wes Christmas, Kelly Welsh, and Marcey Wisman

**CALL TO ORDER:**

**Mr. Harbison called the meeting to order at 9:02 a.m.**

**PLEDGE OF ALLEGIANCE:**

**COMMUNICATIONS - PUBLIC:**

**David Neely** stated that was upset that when renters don't pay their sewer bills then the landlords are stuck paying the bill, and now they are going to charge sewer and garbage for vacant properties when there is no one living in the property.

**Mr. Harbison** stated that they are obligated by State Statute to collect unpaid sewer bills and if the renters don't pay the only way they can collect is from the landlord. He explained that they do have an opportunity to sign up in the sewer office to be notified if their tenants are not paying their bills.

**Mr. Brinkworth** stated that they weren't charging for vacant properties but in the ordinance they are authorized to do so and with the shortfall that the utility is going through they have to start following the rules.

**Kevin Zurschmiede** stated that he also wanted to check that the ordinance does allow for a minimum charge for abandoned or empty properties.

**Mr. Fifer** explained that the ordinance states that there can be a flat fee for a properties presumed share of the capital cost of the system without any usage. He stated that if it is vacant and the building gets torn down they bills should stop. He explained that this issue came up a few months ago when they started doing their own billing and now they are doing things according to the ordinance whereas before they were not. He stated that the City Council could change this if they wanted to.

**There was a lengthy discussion regarding the ordinance requirement for minimum payments for vacant properties and how it is calculated.**

**Jason Copperwaite** Paul Primavera & Assoc. presented the board documents for Flint Subdivision. He stated that the Redevelopment Commission has agreed to install the sewer infrastructure but he needs credits from the board

**Mr. Brinkworth** stated that they should approve these credits, but he would like for Mr. Malysz to speak to them about the agreement that he wants to make so that he can explain it to the other board members.

**Mr. Brinkworth moved to approve the 800 gallons for this project, Mr. Wilkinson second, all voted in favor.**

**Mr. Copperwaite** reviewed the path they plan to take for the installation of the line, and explained that the adjacent land owners are aware of the price for the easements. He stated that they are in agreement that they are going to give an easement provided all of

those things come together.

**Mr. Lahanis** stated that he thought the only easement that they had to require was the Young's property.

**Mr. Copperwaite** stated that he has clients that are close to an agreement on the Wesley Chapel property and they sent a request for approx. 8,000 credits for the project, but that may change. However, they need the letter for the waiver from the board.

**Mr. Lahanis** stated that he did receive a request for this and told them that he would supply the letter but no credits will be issued until they go through the approval process.

**Mr. Harbison** asked Mr. Malysz to explain the agreement between Redevelopment and Flint Subdivision.

**Mr. Malysz** explained that there is a 10 acre tract in the Industrial Park South that does not have sewer service. He stated that the Redevelopment Department agreed to pay up to \$35,000 to the Sewer Board to implement that work.

**Mr. Lahanis** stated that they will do that work in house and Redevelopment will just pay for the materials and they will eat the cost of time.

**Mr. Fifer** asked if they will be paying for two separate taps since it is on two plots.

**Mr. Copperwaite** stated that his clients are aware that there will be tap fees.

**Mr. Brinkworth moved to work with Redevelopment on this project, Mr. Wilkinson second, all voted in favor.**

**BIDS:**

**Mr. Sartell** stated that they have talked with the vendor who installed their security system to give them a quote to expand that system and the lowest bidder was Northside Security at \$6,794.00. He explained that he wanted to check to see if the board wanted to expand or if they just wanted to do the necessary repairs.

**Mr. Wilkinson** stated that Hawkeye is a little higher at \$7,452.00 but their quote looks to be a better system.

**Mr. Sartell** stated that the coverage would be the same but they will get one less camera with Northside.

**Mr. Fifer** asked if the coverage would include the new storage building.

**Mr. Sartell** stated that there will be one camera aimed at the 10<sup>th</sup> Street pump station and that will cover the storage area too.

**Mr. Wilkinson** stated that if they can get more equipment for two hundred dollars they should go with that system.

**Mr. Fifer** stated that if they wanted to they could take some time to review each company.

**Mr. Wilkinson moved to approve an amount of up to \$7,081 to upgrade the security system, Mr. Brinkworth second, all voted in favor.**

**Mr. Sartell** stated that he needs confirmation on the bid to repair the elevator. He

recommended that the go with the low bid from Murphy for \$77,400.00

**Mr. Brinkworth moved to approve Murphy's bid for \$77,400.00, Mr. Wilkinson second, all voted in favor.**

**Mr. Sartell** stated that he asked Mr. Todd Solomon from GRW to present the revision to the Sewer plant drainage and strainer, said proposal is on file with the City Clerk's office. He stated that he would like to go ahead and prepare an engineering contract to move forward on this project.

**Mr. Wilkinson** asked questions regarding the elevations between manholes and whether or not they will measure those again rather than simply relying on the as built plans.

**Mr. Solomon** stated that that is the first thing they will do.

**There was a lengthy discussion regarding the current problems with the system.**

**Mr. Christmas** stated that he has reviewed the work and it would be his recommendation to go ahead and moved forward with the contract.

**Mr. Wilkinson moved to go forward with the contract, Mr. Harbison second, all voted in favor except Mr. Brinkworth who abstained.**

**Mr. Lahanis** stated that they have a project on McDonald Lane that is a sewer extension that they want to complete from Charlestown Road through the bank parking lot. He stated that they requested bids from three companies and TSI was the low bid at \$32,780.00 and he would recommend that they go with them.

**Mr. Brinkworth moved to approve the TSI bid for \$32,780.00, Mr. Wilkinson second, all voted in favor.**

**The board took a 10 min recess at 9:56 a.m.**

**APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:**

**Mr. Brinkworth moved to approve the July 18, 2011 Executive Session Minutes, Mr. Wilkinson second, all voted in favor.**

**Mr. Wilkinson moved to approve the July 18, 2011 Special Meeting Minutes, Mr. Brinkworth second, all voted in favor.**

**Mr. Brinkworth moved to approve the August 3, 2011 Executive Session Minutes, Mr. Wilkinson second, all voted in favor.**

**Mr. Brinkworth moved to approve the August 3, 2011 Work Session Minutes, Mr. Wilkinson second, all voted in favor.**

**Mr. Brinkworth moved to approve the August 11, 2011 Regular Meeting Minutes, Mr. Wilkinson second, all voted in favor.**

**COMMUNICATIONS - CITY OFFICIALS**

**SEWER ADJUSTMENTS:**

**Mrs. Welsh presented the following adjustments:**

Christopher Edwards, 3618 Sundance, requested an adjustment in the amount of \$585.90

due to a sump pump malfunction that drained into the yard.

**Mr. Brinkworth moved to approve, Mr. Wilkinson second, all voted in favor.**

Mary McClellan, 301 Mary Drive, requested an adjustment in the amount of \$1418.76, due to a water leak outside at the meter that ran into the ground.

**Mr. Harbison moved to approve, Mr. Brinkworth second, all voted in favor.**

Lee & Rita Reed, 1508 E. Oak Street, requested an adjustment in the amount of \$1294.25 due to a water leak that was under the house that went under the house into a crawl space.

**Mr. Brinkworth moved to approve, Mr. Wilkinson moved to approve, all voted in favor.**

**Mrs. Welsh** informed the board that her office will be sending out pre-liens this week in the total amount of \$657,712.00. She reported that they sent out minimum bills to 310 vacant property owners in the city and she is still trying to get the information from Silver Creek. She stated that their billing folder/sealer went down and they need to replace the wheels at a cost of \$800.

**Mr. Brinkworth moved to approve the repair, Mr. Wilkinson second, all voted in favor.**

**Mr. Lahanis** stated that he has adjustments that need to be done for industrial users, and he asked if they should be brought back to the board.

**Mr. Brinkworth** stated that he thinks that they should be brought to the board.

**Mr. Fifer** stated that he would agree.

**FINANCIAL REPORT:**

**NEW BUSINESS:**

**Mr. Lahanis** stated that he met with Globe Mechanic regarding the use of one of his building over the winter to store equipment and he agreed that they could do that for \$1500 a month and that will cover the heat and \$1M insurance

**Mr. Brinkworth moved to approve the lease for space from Globe Mechanical, Mr. Wilkinson second, all voted in favor.**

**OLD BUSINESS:**

**Item #1 - Clark Dietz Update**

**Mr. Christmas** reported that on the Basin 4 project he has a Statement of Substantial Completion for them to sign. He stated that there are some punch items that need to be completed such as paving and restoration that will be done by the completion date of September 21.

**Mr. Harbison moved to accept the Substantial Completion Statement for Basin 4, Mr. Wilkinson second, all voted in favor.**

**Mr. Christmas** stated that the McDonald Lane Project should be completed within the next month and the work they just awarded to TSI will need to take place within the next month and he will coordinate that.

**Mr. Brinkworth** asked if they had an agreement from Your Community Bank for the use of the easement.

**Mr. Christmas** stated that he would follow up on that. He explained that the Mt. Tabor lift Station project is on track for substantial completion as of October, and the Basin 14 project has some delays but it is still on track for the set completion date in November. He stated they should receive the cutter truck by October 17<sup>th</sup> which keeps them on track and as it draws closer they will need to schedule training.

**Mr. Lahanis** stated that he contacted Reline America and was informed that they need a two week notice for training.

**Mr. Christmas** stated that the lateral rehabilitation was awarded and now that they have a date for the lining crew to get their training done he will set up a conference call with the company that was awarded the project.

**Mr. Lahanis** stated they are targeting November 1<sup>st</sup> to start lining.

**There was a lengthy discussion regarding the lining program.**

**Mr. Christmas** stated that they had a pre-bid meeting for the new storage facility and they will have proposal for the September 8<sup>th</sup> meeting to be taken under advisement until the September 22 meeting. He explained that they have submitted the DNR permit for approval and prepared the zoning application and should be on the October 4<sup>th</sup> meeting agenda. He reported that on Jacobs Creek the SRF funds will not be enough to complete that project and he spoke with SRF and they have no problems with the board pulling it from SRF funding. . He stated if the board is alright with that they will prepare a proposal for the EPA remodeling work and get it to for them to review and then forward a summary letter to SRF and they can use the remainder of the money to pay for their loan. He stated that he will be preparing the MPDS permit and they should see a draft of that next week.

**There was a lengthy discussion regarding pulling out Jacob Creek project from the SRF funding**

**Mr. Christmas** stated that the Jacob Creek project is ready to move forward but he wanted to make sure they are financially comfortable to move forward.

**Mr. Fifer** stated that in regards to the storage building the technical review committee would need to have a public meeting.

**Mr. Wilkinson** asked if FEMA is going to cover the cost of the remediation work that needs to be done from the flooding.

**Mr. Lahanis** explained they need to send the claims into the insurance company and they will react according to the actions of the insurance company.

**There was a lengthy discussion regarding the cost of the flood damage.**

**EMC REPORT:**

**CLAIMS**

**August Claims**

**Mr. Lahanis** presented the following claims for approval:

Vendor	Invoice	Date	Cost	Description
AAA Plumbing	13283	8-Aug	\$ 3,400.00	Emerg Repair
Ace Hardware	205127/205648/205647/205756/205850	8 / 1 1 , 8 / 1 9 , 8/22, 8/23	\$ 139.89	Misc Supplies
Allegra	181815	10-Aug	\$ 56.00	Business Cards
Big Value		9-Aug	\$ 566.00	Decals
Brown Equip	21643	4-Aug	\$ 559.54	Equip Supplies
Cintas	302573344	8/12/2011	\$ 586.28	Uniform Svc
Clark Dietz	409054, 409060, 409057, 409058, 409059	8/8/2011	\$ 60,634.13	SRF Disbursement /Permit Renewals Misc Engineering Svcs
Conco Spray Solutions	12/15/1902	8/10/2011	\$ 21,956.00	Sewer Maintenance
Corydon Chemical	122	7/13/2011	\$ 855.00	Flow Enzyme Sacks
Earth First	61209	8/3 & 8/4	\$ 268.99	Limestone
Eye-Tronics	1070ET	8/18/2011	\$ 2,460.62	Truck Svc
Ferguson Waterworks #1491	0089637-1/90419	8/8 & 8/18	\$ 29.52	Sewer Supplies
Fleet Services	26878293	8/6/2011	\$ 359.26	Vehicle Svcs
GRIPP	FM-11910-TM	8/10/2011	\$ 1,154.50	Flow report/ Batteries
Inter City Automotives	351744	8/18/2011	\$ 47.88	Oil
Irving Materials Inc	6062007/6062345	8/3 & 8/9	\$ 697.00	Sewer Repair
Metro Answering Svc	90407212011	7/21/2011	\$ 50.88	Answering Svc
News and Tribune	7009	8/1/2011	\$ 115.20	Ad
Office Depot	57957381001 & 53783677001	8/11/2011	\$ 282.64	Office Supplies
OfficeSupply	171300, 171235, 171411	8/12 & 8/8	\$ 216.00	Ink cartridge/ office supplies
Orr Safety	INV1975214 & INV1984380	7/22 & 8/11	\$ 258.22	Supplies
POSTMASTER			\$ 44.00	Stamps
PNC Equipment	138311000	#	\$ 601.23	EQUIP Lease
Primavera & Assocs	09-11601	8/12/2011	\$ 3,010.00	Topography & prep for sewers

S & M Precast	28073//28026	8/11 & 8/16	\$ 784.00	
Simplex Grinnell	24679	8/16/2011	\$ 150.00	First Aid
Stantec	515569 & 515867	8/11 & 8/12	\$ 16,603.97	MS4 Program Support Project & SSO Monitoring
Sunbelt	3182758-001	8/15/2011	\$ 204.85	Equip Rental
The Rental Mart	24679	8/8/2011	\$ 83.60	Equip repair
The Tribune	7009	8/1/2011	\$ 115.20	Legal Ad
WEF			\$ 168.00	Sunscription
<b>Total:</b>			\$ 116,458.40	

Sewer Board Meeting - August 29, 2011

**There was a lengthy discussion regarding the Stantec invoice and reducing the scope of the testing.**

**Mr. Brinkworth moved to approve, Mr. Wilkinson second, all voted in favor.**

**Mr. Sartell presented the following claims for approval:**

Delta Services LLC	47486	8/15/2011	\$3,006.50	Replace transformer-basement flood damage
News and Tribune	6527156	8/8/2011	\$38.51	Legal Ad-pretreatment program
<b>August 25, 2011 Sewer Board Meeting</b>			\$3,045.01	
			\$171,843.81	<b>Total for August</b>

**Mr. Brinkworth moved to approve, Mr. Wilkinson second, all voted in favor.**

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 10:51 a.m.

Roger Harbison, President

Marcey Wisman, City Clerk