
SPECIAL MEETING MEMORANDUM

MARCH 2024 – TOWN OF SUNMAN PUBLIC MEETING

DATE: 03.09.2024 TIME: 9:00 A.M. LOCATION: 604 N. MERIDIAN ST., SUNMAN, IN 47041

CALL TO ORDER: 9:01 AM
PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Don Foley, Randy Zins, John Kellerman, and Cheryl Taylor. Absent: Carol Eckstein

ADOPTION OF THE AGENDA

Don Foley motioned to adopt the agenda, 2nd Randy Zins

9:00 AM

- Project Overview

Lori Young, Engineer, and Jill Curry, Project Manager, Curry & Associates

- Working on this project for a few years with the Town and we are moving into the design stage.
- The project is a sanitary sewer that will extend Sewer Service up to the intersection of 101 and 46, putting a lift station in behind the BP station that would be able to provide gravity service to that immediate area ultimately, and then pump to the existing sanitary sewer collection system, utilizing the manhole in front of the school on the North end of Sunman, which is the North End of the collection system.
- The project includes two force mains, 6-inch, and then a smaller force main, installed side by side, which serves the purpose of the low-pressure sewer so that adjacent properties along that route can have sewer service and connect with a grinder pump.
- The initial users will utilize the 2" main because there is not enough flow to use the 6" Force main, The only confirmed connection at this time is the BP gas station. The 6" main will serve as the area develops in the future.
- We've been working with Cheryl, Perry, and the team (John Kellerman, and Mark Horstman) regarding property owner contacts and the easements, some easement documentation has been sent out requesting easements.
- Depending on the meter size, there's a tap of \$2500 that increases depending on the meter size.
 - Current Tap Fee per Ordinance:

B. Permit for individual sewer taps:

I. The Sunman Utility Department will issue a permit for the connection of any building, establishment, or industry requiring the removal of wastewater upon payment of a fee set according to the following schedule:

Permit Fee for Individual Sewer Taps	
Line Size	Tap-in Fee
5/8-inch	\$ 2,500.00
3/4-inch	\$ 2,500.00
1-inch	\$ 2,800.00
1-1/2-inch	\$ 3,000.00
2-inch	\$ 3,500.00
3-inch	\$ 4,000.00
4-inch	\$ 7,000.00
6-inch and above	\$ 9,000.00

In addition to the above schedule, the Town will charge as an additional Tap-in fee the actual cost to the Town of installation of the relevant tap that is more than the amount shown on the schedule.

- A tee and a valve will allow for connection of any of the existing properties that would potentially want service along the route.
- It will be the individual Property Owner's responsibility to install their grinder pump and make that connection to the system.
- There's no requirement that everybody has to connect. Mark Horstman, Ripley County Commissioner, confirmed that they will not be pursuing that requirement.
- The Council would consider reducing or waiving the tap fee as part of an incentive to hook on before the bidding process. We're primarily going to be on the East side of 101 and then at the North End, we cross back over to make the connection to the Northwest corner. Potentially some Property Owners on the West side of the road would want to connect so we have to cross the road to serve them. We could include that boring of the small diameter Force man across the road so that they're ready to connect and they wouldn't have to pay for that boring across the road.
- Some scenarios were presented to the Council for discussion.
- **Conceptual Scenarios:**

Option 1	Option 2	Option 3
Granting Easement Sign-up prior to bidding	Granting Easement Sign-up Prior to Bidding	No Easement Required Sign-up Prior to Bidding
Tap fee Waived	Tap Fee Reduced	Tap Fee maintained at full price
Project to include force main stub to each property in bidding (same side of road as FM)	Project to include force main stub to each property in bidding (same side of road ad FM)	Project to include force main stub Bored across SR 101to approximately R/W line

All cost to the property Owner for private Sewer connection is their responsibility. Could include:

- Grinder Pump - \$5,000 - \$7,000+/- pump package, plus electrical connection and installation
- Force main from grinder pump to Town's Force Main (Town provides FM stub)
- Building sewer connection from house to grinder pump
- Septic Tank Abandonment (pump out sewage, clean fill, and crush lid)

- Hoping to finalize easements by May 31st.

- The funding for this project is basically all through grants and does not burden current ratepayers in town, there's not a debt the town is taking on. If this project was funded by Rural Development, they would require everybody along the way to hook on because they are dependent upon people to pay their sewer bill and repay that debt.

Questions and Answers

- Question: Is there enough capacity? Lori Young: Yes, there is.
- Question, from the floor: I've always heard for years they were going to try to go out to the Seavers place because they've got all these plans out there by the interstate. Is a 6" and a 3" going be enough or will they have to eventually put a bigger line in? Lori Young: It's adequate to serve a reasonable amount of growth out in that area. I can't promise you that if some major developments were to happen, we wouldn't need to upsize something.
- Question, Randy Zins: Harvey, I'll ask you this because you do installations of them, what's a budget on a grinder pump or somebody to put it in, just a reasonable expectation? Harvey Dobson: Basically, somewhere between \$12,000 to \$20,000, depending on if you have to bore underneath the road and tap fees.
- Question, John Kellerman: is it fair to say then Harvey that if you don't have to pay a tap fee, if you don't have to do boring, that you're looking at maybe 12 to 15,000 bucks, depending on how big of a pump and how long of a run to your house? Harvey Dobson, Yeah, and what brand of a pump.
- Question, John Kellerman: Is it a fair statement that the grinder pump by itself will be about 5 to 7,000 bucks? Harvey Dobson: yes, the pump, the tank, and the control panel.
- Question, from the floor: Is there a certain criteria or design for the pump? Lori Young: We could give some recommendations for different suppliers and the design requirements of the pump.
- Question, Don Foley: Going back to basics, which side of the road is it on 101 that the pipe going on? Lori Young: The East side and the reason for that is through this process of letters and responses to both sides, there were a couple of large barriers on the West side so that's why we need to go on the East side. As we get up north before the North End we cross over where can you cross 46.
- Question, from the floor: Where do you cross at? Jill Curry: Pretty close as you get to 46, we will cross over to the West side of 101 and do a short stretch along 46, and then jog over to the lift station. Lori Young: We are still working on easements to finalize the plan. We are trying to stay out of the right of way as much as possible.
- Question, Randy Zins: Ownership, so we would own the line, and the customer would own the tap? Lori Young: Yes. Perry Cassidy: Per the Town Ordinance, whether it's water or sewer, the town is responsible from the main to the cleanout with Sewer, from the cleanout to the residence, the customer is responsible for. Lori Young: We'd have a valve out near the right away line so that would be your connection. Jill Curry: For those properties that would agree to hook on or indicate they would like to hook on, we would provide the valve needed. And, if it was a property across the road, depending on bidding, we could include in the bidding to bore under 101 which would be an incentive for them to hook on.
- Question, Randy Zins: Are we talking like 6 or 7 bores you'd have to do? Jill Curry: Yes. Randy Zins: Who develops in the future, they'll have to know if they're gonna have to bore under the road to get to the East side, right? Lori Young: Yes, and they would also have to get the permit.

- Question, from the floor: So potentially down the road, any other houses in the Penntown area, it will be gravity, or will they have to put grinder pumps? Lori Young: Penntown would also be low pressure it would be on a grinder pump. We can put a tee in the line to facilitate that connection in the future. It is not included in the current design. Jill Curry: I think there is an application for potential additional funding if the state grants funding to go further into Penntown. Cheryl Taylor: Yes, we have applied for READI 2 funds.
- Question, Perry Cassidy: Are you going to add into the bid for every residence to have a tap there, where if in the future someone sells their house and the new owner wants sewer, or the existing owners decide they want sewer, a tap will already be there? Lori Young: Yes, I would say that anyone that would like realistically could be future connections, we could go ahead and put that tee and valve on the line.
- Question, Randy Zins: On the bores, we would put the tee in, the check & plug, and then bore a line under, and just end it? Or we would put it on their side of the property? Lori Young: I think we put the check and plug on their side and that's something we could talk about. The downside is that you have sewage always in that line across the road. So, I think we could talk about that detail and what would work best. Perry Cassidy: We always put our meters in on the side of the home so if the homeowners have a water leak, they don't have to dig up the road to repair it. Lori Young: So, it might make sense in this situation that we put a valve on both sides so you can shut it off under the road. Jill Curry: The way we have option three listed now is to only bore under the road for those that are agreeing to connect now so that that tap fee can cover that extra cost that would come in. If there are people that don't agree to hook on now and that tap fee isn't there, the bids may come in just slightly higher so we may have to discuss making it an alternate bid or a unit price that we could change out later.
- Question, Cheryl Taylor: For property owners that agree to an easement and they want to hook on but they can't do the cost of the grinder pump, and install it to their home for like a year, would they still have a reduced or waved tap fee? Lori Young: I think that's a question for you. Do you want to make a 2-year or 3-year period from the time of completion of construction? I think that is something you can certainly consider.
- Statement, Mark Horstman: That's an opinion of one resident I spoke to and how they were feeling about it. They would like to make sure that they are set up for future growth but I don't see me doing it today kind of thing. I think if we get that commitment from them but they can't do it right then, give them a period of time to complete it. If they don't commit to anything, I couldn't see us paying for that.
- Question, from the floor: What is the timeline on this? Lori Young: We are hoping to bid in June. We have this a goal right now to have all the easements finalized by the end of May which is a holdup on finalizing the design. Once we get easements complete, we can finalize the design and then be at a point where we can bid out. It's going to be the end of next year before you can connect to the sewer. Jill Curry: So that might be a question to any of these scenarios. Is there a grace period you want to discuss in finalizing their connection from substantial completion of construction on option one or two, and option three will be for those not granting an easement?
- Question, from the floor: Will the resident be receiving a packet of this information in the mail? Jill Curry: Yes, I think after this meeting we could send out an additional packet. If people can't be here at the meeting today, will also benefit from the packet.
- Lori Young: One of the things that I feel like we will need to talk about, Cheryl. These customers would be out of town and not your water customers. There might be a need be a discussion of a flat rate or a

reading from Hoosier Hills if you can get water consumption numbers. Cheryl Taylor: We currently have several outside the current system as customers and that's how we base their fees, off their water usage number collected from Hoosier Hills.

- Question, from the floor: When you talked about the check and valve at the property line, have you designed what kind of check valve you will use, a spring check valve or a swing? Lori Young: What is your preference? From the floor: No spring check valves. They are a pain in the butt. Lori Young: That's a good point. The grinder pump stations typically have a built-in check valve and that's probably a swing check valve more typically.
- Statement, Randy Zins: I was thinking that it'll be designed into your Pump Station, and if the check valve at the road ever fails and it starts to use your lift station as somewhat of a reservoir and then your house has a check valve so it can't back up into your house. Your high-limit alarm will go off and you'll be able to call us and say hey I got a problem. I need help. We'll show up to address the check valve, and then whatever pumping has to be done to get caught back up if needed. I'm kinda new at the low-pressure thing so I wanted to see how this went because that was my first concern. If we're pumping uphill when people are lateraling how are we going to keep it from flowing back? Lori Young: Yes, that's why I like to have that check valve out at the tie-in so you have the check valve and isolation valve, also in the pit itself. That way if you have a break in the yard or something it's not pumping back into the yard. Randy Zins: You got an alarm screaming saying come out and address me before something else goes wrong.
- John Kellerman: So, it sounds like what you guys need to decide is what to do about tap fees for folks that will peacefully sign an easement, and what will you do in terms of boring the road.
- Cheryl Taylor: And, the project is fully funded so that is a good thing for this consideration.
- Randy Zins: I definitely want to see what the boring option is to provide the stub on their side of the property whether they are tapping in or not. Sticking it to the property owner doesn't seem fair. Lori Young: I think it's good to do it when we bid on the big project because they're those contractors are going to have what they need to get them done. So, I think it's probably a cost-effective way to do it and it helps set that up to take this future connection because that is kind of a barrier to service for people to have to go and do that for themselves. John Kellerman: Basically, what I'm hearing is we're going to bore for everybody whether they say they want to be in right now or they don't. Everybody that has a residence or an occupiable property, putting it under the road for all those properties and setting up a stub, also setting up a shutoff valve. What do you think about that, Don? Don Foley: I agree.
- Question, Mark Horstman: Is that going to be an option on the bid? I'm not disagreeing but what if the bid comes back high? Just saying, if it's an option on the bid and the bid goes over 100,000 because of that boring, I don't want this project to be stopped. I would love to see it as an alternative. Randy Zins: Yes, I think that it should definitely be an alternate bid.
- John Kellerman: And, then the other issue is what do you want the tap fee to be for people that will say, yes, where do I sign granting the easement. Randy Zins: I think, this is me talking out loud here, I think we should waive because they're staring down a \$12,000 to \$15,000 bill to get hooked up. John Kellerman: So, you'd be looking at option one in the scenarios that we're provided by Curry, just waving the tap fee altogether.
- Cheryl Taylor: Are you going to assign a period of time? 3 years? Randy Zins: Yeah, I think 3 years is applicable. Jill Curry: From substantial completion of the project?

- Question, Mark Horstman: Is that for everybody along the line or just for the people who sign an easement? Are you going to do a separate one for those along the West line? Randy Zins: They don't need an easement, we're providing them with a stub, their benefit is we are extending the service, basically tapped for you. Jill Curry: Is it accurate to say that if they don't pay a tap fee now, they run the risk of the extra cost? Randy Zins: Yes. Any thoughts, Don? Don Foley: Nope. I agree.

2. Incentives

Don Foley motioned to adopt option one for those who are granting an easement, waving the tap fees for three years from the substantial completion of the project, option three for those we don't need an easement from, connection to the system is optional at the property owner's discretion, boring for the project will be entertained as an alternate bid, Randy Zins 2nd.

- Question, from the floor: Will we be able to use the meter program? Cheryl Taylor: Yes, the units are sold at cost to the customers. Right now, they are running about \$135 and change each. Once purchased the meter belongs to the customer.

Recess until 10:00 AM

10:00 AM

3. Easements

- John Kellerman: Folks, if anybody here has not, please sign in so we know you were here. It's important to make sure that your voice is heard and frankly, it's something that we have to do. If you have not signed in, please do so.
- Randy Zins: It's 10 o'clock we're gonna end our recess and we're gonna start the discussion on easements, Mr. Kellerman.
- John Kellerman: Good morning. Glad you folks are here. A lot of you were here for the last part of the meeting and some of you just came in so I will explain that part of what we're doing today or part of what we'd like to do, is figure out which folks are interested in being part of the sewer to Penntown. The town board has decided that there are incentives for folks who will peacefully sign their easements, essentially the folks that sign the easement will get a free tap-in and that will be good for 3 years. Folks that live on the opposite side of the highway, if they let us know that they want to tap into the sewer before construction, the town will pay for the boring the road which will save you a significant amount of the tap fee. I guess first of all are there any questions?
- Question, from the floor: Which side of the road are you going on? John Kellerman: Mostly, it's going to be on the East side down here at the factory, it's going to cross from the West side to the East side, go up to St John's Church, and then as of right now, it's scheduled to cross the East side of the road at Mr. Allen's, and then North across Highway 46 to the lift station behind the BP station.
- Question, from the floor: Are we going to be forced to hook on? John Kellerman: No, not at all. That's also part of what the board has decided, nobody is going to be forced to be on it and Mr. Horstman, one of our County Commissioners, has also indicated that he's going to do what he can to prevent that from ever happening.
- Jill Curry: I received a question during the break. If the property is sold before substantial completion of the property, does the 3-year time frame stay with the property? John Kellerman: Yes.
- Statement, Jill Curry: and to clear another question received, the board decided that property owners that aren't providing an easement would still pay the tap fee but that we would include in the project bidding the bore under the highway.

- Question, from Mr. Link: We live North of the Freyer Farm and we have a significant drainage ditch where our property meets 101. Oftentimes, it runs over it fills up so it's a significant drainage issue. But I would like to have the future option to tap in later on, so my question is, what does that look like when it hits my drainage ditch and does it interfere with the drainage? I don't want my culvert washed out so how does that work? Sometimes, it runs over it fills up my drainage ditch. Lori Young: You have to get a permit. Part of that is making sure that we have clearance below the bottom of your ditch. Mr. Link: Excuse me, who has to get it? Lori Young: If it's included in this project, we would include it in the permit because we are crossing the right-of-way. We have to be four feet under that ditch with the pipe so it would be bored under, to stay underneath that ditch bottom. Because erosion happens, we want to stay under that to make sure we have some protection over that pipe. Mr. Link: So just to be clear, you are 4 ft under the bottom of the ditch or you are 4 ft under level with the road? Lori Young: Under the bottom of the ditch. Mr. Link: That's deep. Lori Young: The discussion that we've been having is that there would be a valve and probably a check valve also installed, but at least the gate valve or a plug valve will be installed on that side of the road and then be about at the force main where the connection is on the East side of the road. It's then basically for that future hook up but we don't want that pipe to fill with dirt or stuff over time so it's got to be capped off.
- Question, New Testament Baptist Church: Hi. We're from New Testament Baptist Church right on the corner, a big red church. We understand it's going to go down to Saint John's, and then go back on the West side of the road. And, then to the station where you would have to come under the West side and come under the road to our property. Jill Curry: Actually, what we have proposed is for you to have a small force main that runs down to St John's. We would stay on that side and then there's the potential for other businesses in the future that may want to hook on in that area.
- Question, New Horizons: We have the New Horizons parking lot so you will bore underneath the paved parking lot? Lori Young: Yes. New Horizons: So, we don't have to repair the lot? Lori Young: No.
- Statement, Lori Young: That's a good question in general. INDOT requires us to bore under driveways along the road, especially if they're in the right away but typically any hard surface driveways we for sure would bore. If we're crossing back farther on a gravel drive that could be open cut. Randy Zins: Just to clarify, we're talking about the main itself. I know we had discussed your lateral to your building so the lateral from the main to your building would be your responsibility if you have to do that.
- Statement, Randy Zins: On the owner's end of things, the contract the town is going to provide the main and currently the tap and the fittings for the completion of the tap. If you're on the West side of the road, we're gonna entertain a price to bore underneath as an alternate. If the funding will cover it, we're gonna do it, if our funding doesn't cover it, then we're going to put in a provision for the bore to be completed at a later date.
- Question and answer documents about what will happen during construction and frequently asked questions were reviewed and are attached to this Memorandum.
- Question, from the floor: Are you gonna have any specific contractors approved for the project? Lori Young: That's a discussion we need to have. Do we want to provide basic specification requirements of how the pump will have to perform, like discharge pressure. I think there could be a list of known approved contractors. The town will probably want to inspect the connection when it's made so the next step that we can be thinking about is do we want to put together a general inspection list and construction guidance requirements with pre-approved contractors.
- Question, from the floor: Changing the subject here a little but there was a free tie-in in the first 3 years after completion so what happens after that? John Kellerman: You would pay the regular tap-in fee which right now is \$2,500 plus whatever it costs to physically complete the connection, the permit fee, and any other cost associated with connecting the home to the main.
- Question, from the floor: Does Ripley County have any requirements for the decommissioning of a septic tank? Lori Young: Yes. The basic requirements are to have the tank emptied, fill the tank with sand, and to crush the lid. From the floor: Is there any permitting with that? Lori Young: They may want to inspect it before it's covered up.
- Question from the floor: When do you suppose the project will start? Randy Zins: We're looking at bidding it by the end of May and then potentially starting construction in August or September,

hopefully being done by the end of the year. Lori Young: That can be dependent on several things, probably the most significant ones are the availability of equipment and the materials. I think it is it's absolutely feasible to get it constructed by then if the materials are available, that can happen. The lift station materials, they're the ones, that can cause delays.

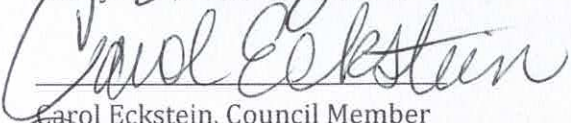
- Mark Horstman: What's contingent on getting the project going and completed is the easements. Honestly, to be frank, send them out in May so if we don't get the easements we can't finish the engineering design plan. That's the reason we had everybody here today. If there's something that we can resolve today to get the ball rolling that's going to be a big help.
- Jill Curry: What we will do is Cheryl and I will work on updated documents with these additional details from today. We'll send out the updated frequently asked questions and these documents from today to all the property owners. We'll also send it to the property owners on the West side of the highway that we want their consideration of whether they want to hook on or not. For those of you that we have emails for we will email it instead of snail mailing it. I'd like to have all these easements back, hopefully by the end of May.
- Statement, John Kellerman: If anyone wants to sign the easement, I have them here with me today.
- Question, from the floor: What is the cost to connect to the sewer? Lori Young: The installation of the grinder pump, the line from the main to the home, and the abandonment of the sewer tank would all be at the expense of the property owner. We have talked in general and received some local experience, and we are estimating the grinder pump package, which runs from \$5,000 to \$7,000. The force main installation is around \$15,000. Randy Zins: A variable that needs to be considered is the distance from the main to the home and if you move the pump away from your house, it will affect the cost of the electricity. Jill Curry: Typically, the pump will go where your septic is but if you want to move it, for instance, into your front yard and redirect your plumbing, that will add cost. Those are all considerations you will have to make.
- Question, from the floor: If you do it in the first three years, you'll save the \$2,500? Lori Young: Yes.
- Question, New Horizons: Those figures are for a single pump? Lori Young: Yes, if your facility needs a redundant pump, it will cost more. That is something that we can talk about with you.
- Question, from the floor: What is the cost from the city for the sewer service? Lori Young: The town will bill based on the water usage. Cheryl, do you know the average use, maybe based on 4,000 gallons? Cheryl Taylor: Based on 4,000 gallons of water usage, you are looking at \$52.35. Lori Young: The average water use is probably lower, more like 3,000 gallons. Cheryl Taylor: Yes, the average is closer to 2,500 to 3,000 gallons. Jill Curry: It will be based on your water usage from Hoosier Hills. Question, from the floor: What if you are on a well? Randy Zins: We can have a negotiated rate. We get it on paper, both parties sign off on it, and agreed upon. We just don't send you a bill. From the floor: It would be just a flat rate. John Kellerman: It would be based on what the average user pays. Jill Curry: We can look up the average use from last year. John Kellerman: Absolutely. Cheryl Taylor: The flat rate is outlined in the Ordinance and it is not negotiable as it stands now. I think it states in the rate ordinance that it's based on 2500 or a base rate for a single-resident home.
- Question, from the floor: So just be clear, since I'm on the west side of the road, if I want you to bore under the highway and have it ready so it's down the road and my septic thing goes bad and I don't want to replace that I can tap in and that's included? Or, do I have to pay out of pocket for you to come under the road? John Kellerman: We're trying to include that in the grant. We're going to try to make sure that we can and if it turns out that everybody on the West Side wants to have a bore that costs 20,000 bucks a piece, then we won't be able to do that. Jill Curry: We will do alternate bids to get the cost and if it's possible and we know that they're committed to hooking on then we will do it. We'll send that out in the letter asking you to indicate if you're interested in hooking on but you would still have to pay the tap fee of \$2,500 for those that are not providing easements. John Kellerman: If the bid allows then nobody will have to pay to bore under the road. Mark Horstman: But, if the bids come back high, then that will get cut from the project.
- Lori Young: Getting the easements back is critical right now so we can finalize the plan.
- Randy Zins: If you would like to talk easements, please come up and talk to John.
- Lori Young: If any of you have any questions, please come up and Jill and I would be happy to answer your questions.

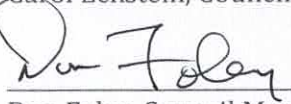
Don Foley Motioned to adjourn at 10:37 AM, Randy Zins 2nd.

The next meeting is on March 21, 2024, at 6:30 P.M.

Memorandum approved this 21st day of March 2024


Randy Zins, Council President


Carol Eckstein, Council Member


Don Foley, Council Member


Attest, Cheryl Taylor, Clerk-Treasurer

Attachments

- #1 Tap Fee Scenarios (1 page)
- #2 Grinder Pump Fact Sheet (2 Pages)
- #3 Construction & Easements Fact Sheet (5 Pages)

MEETING ANNOUNCEMENT & AGENDA

*The Town of Sunman is having a public meeting to discuss the sewer extension project and possible incentives to hook on during the initial construction phase. The meeting will be at The Sunman Town Hall, 604 N Meridian St, Sunman, IN 47041, on Saturday, March 9, 2024, at 9:00 AM.

*The Town of Sunman is having a public meeting for property owners who have received easement paperwork to discuss the upcoming sewer extension project along State Rd 101 North to State Road 46. The meeting will be held at The Sunman Town Hall located at 604 N Meridian St, Sunman, IN 47041, on Saturday, March 9, 2024, at 10:00 AM.

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DATE: 03.09.2024 TIME: 9:00 AM. LOCATION: 604 N. MERIDIAN ST., SUNMAN, IN 47041

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

9:00 AM

1. Project Overview
2. Incentives

10:00 AM

3. Easements

COMMENTS FROM THE FLOOR

ADJOURNMENT

NEXT MEETING March 21, 2024, 6:30 P.M.

Posted on Front Door (IC5-14-1.5-4) Date: 03.08.2024 Time: 3:03 PM

By: C Taylor

SPECIAL MEETING SIGN-IN SHEET

MARCH 2024 - TOWN OF SUNMAN PUBLIC MEETING

DATE: 03.09.2024 TIME: 9:00 P.M. LOCATION: 604 N. MERIDIAN ST., SUNMAN, IN 47041

Please print your name here

Phone # & Email Address

Frank Cummins	403 S. Meridian
Warren Davidson	403 S Meridian
Lori Yang	Cumy & Associates
Jill Cumy	Cumy & Associates
B. Burn	
GENE ALLEN	812-569-1775 Nedallenbbg@GMAIL
Mark Horstman	
Harvey Decker	
Diane Scheidler	812-593-7428 dscheidler@outlook.com
Mar-F + Gerri McHenry	812-934-5052 g.mchenry@etczone.com
ERNIE POWELL New Testament Baptist	812-363-3393 epowell73@etczone.com
Tonya McDaniel	812-934-4528 tmedaniel@Nhrinc.org
James Link	812-212-3954 jimlink@etczone.com
Ray + Stacey Lunsford	513-310-3107 lunsford05@yahoo.com
DAN ROGERS NEW TESTAMENT BAPTIST	812-756-4359 DANJOANNROGERS@GMAIL.com
Joe Black	513 520-2807 JMB Black@gmail.com
Ross Bergman	812-212-0912
Ron Wilson	812-363-3144
Harley Kennedy	Ripley News: publication@ripleynews.com

Town of Sunman

Sewer Extension Project – Considerations for Tap Fees

3/8/2024

Current Tap Fee per Ordinance:

B. Permit for individual sewer taps:

- I. The Sunman Utility Department will issue a permit for the connection of any building, establishment, or industry requiring the removal of wastewater upon payment of a fee set according to the following schedule:

Permit Fee for Individual Sewer Taps	
Line Size	Tap-in Fee
Line Size	Tap-in Fee
5/8-inch	\$ 2,500.00
3/4-inch	\$ 2,500.00
1-inch	\$ 2,800.00
1-1/2-inch	\$ 3,000.00
2-inch	\$ 3,500.00
3-inch	\$ 4,000.00
4-inch	\$ 7,000.00
6-inch and above	\$ 9,000.00

In addition to the above schedule, the Town will charge as an additional Tap-in fee the actual cost to the Town of installation of the relevant tap that is more than the amount shown on the schedule.

Conceptual Scenarios:

Option 1	Option 2	Option 3
Granting Easement Sign-up prior to bidding	Granting Easement Sign-up Prior to Bidding	No Easement Required Sign-up Prior to Bidding
Tap fee Waived	Tap Fee Reduced	Tap Fee maintained at full price
Project to include force main stub to each property in bidding (same side of road as FM)	Project to include force main stub to each property in bidding (same side of road ad FM)	Project to include force main stub Bored across SR 101to approximately R/W line

All cost to property Owner for private Sewer connection is their responsibility. Could include:

- Grinder Pump - \$5,000 - \$7,000+/- pump package, plus electrical connection and installation
- Force main from grinder pump to Town's Force Main (Town provides FM stub)
- Building sewer connection from house to grinder pump
- Septic Tank Abandonment (pump out sewage, clean fill and crush lid)

Grinder Pumps

Frequently Asked Questions

What is a grinder pump?

A grinder pump is a pump unit located approximately 10-15 feet from the house. The grinder pump grinds the wastewater up and pumps it to the force main that is connected to a new low pressure sewer system. Most of the time, you won't even notice the pump running; it produces about the same level of noise as a washing machine and usually runs for only a few minutes. With an outdoor unit buried in the ground, you likely will not hear it at all if you are more than 10-15 feet away.

How does a grinder pump work?

Wastewater from your home flows down your drains and collects in a holding tank. When the wastewater in the tank reaches a certain level, it automatically activates the pump to grind up your sewage into small particles, much like a garbage disposal. The pump then generates enough pressure to push the wastewater through a force main and then into the sanitary sewer system and ends up at the wastewater treatment plant.

Why would I need a grinder pump?

If you are currently on a septic system, and **you desire to connect** to the proposed new sanitary sewer, you will need a grinder pump station to pump into the sewer proposed by the Town of Sunman.

Who owns/maintains the grinder pump?

Each property will be responsible to own and maintain their own grinder pump. This will include the grinder pump package, complete and your electrical service to the pump. The property owner will be responsible for purchase and installation of their own grinder pump station, along with installation of the force main from their grinder pump to the connection point at the Town of Sunman force main.

What should I do if my grinder pump alarm goes off?

If there is too much flow going into your grinder pump unit, the high sewage level will automatically trigger an alarm horn and light to alert you of the problem. In many instances, the problem could be an excessive amount of flow to the grinder pump. You should take the following steps:

- Immediately discontinue your water use to prevent an overflow.
- Turn off the alarm by depressing the alarm light on the front of the alarm box. The alarm horn should silence but the light will remain on until the grinder pump is repaired.
- Wait fifteen minutes before taking further action. A high level of water usage will sometimes cause the alarm to come on. This situation is self-correcting. If the pump is operating correctly, the wet well will automatically be pumped down and the alarm light will turn off.
- If the alarm light is still on after fifteen minutes, contact your plumber if you are not able to assess and repair the condition.

What should I do if there is a power outage?

Your grinder pump is powered by electricity and will not function during a power outage. In order to prevent waste from backing up into the lowest sink, tub, or toilet in your home, severely limit the interior use of water until power is restored. This means do not shower or wash dishes and limit flushing the toilet.

What can I do to protect my grinder pump?

A properly maintained grinder pump should be able to handle wastewater from the kitchen, bathroom, laundry, etc. However, some chemicals and substances can adversely impact a grinder pump and may cause safety hazards. Please check the labels on all chemicals before using or disposing. Never connect a sump pump to the grinder pump. Sump pumps must discharge to grade or to the storm sewer system.

CAUTION: never put any of the following materials into sinks, toilets or drains as they can clog your home system and create unsafe conditions in your lines and tank:

- Cooking fat, lard, oil or grease
- Degreasing Solvents
- Cigarette butts
- Dental Floss
- Sanitary napkins, tampons or diapers
- Q-tips
- Wet wipes/Sanitary wipes such as baby wipes or disposable floor wipes
- Hair clippings
- Cat litter
- Strong chemical, toxic, caustic or poisonous substance
- Explosive or flammable materials
- Glass, metal, wood, eggshells, seafood shells, coffee beans, aquarium rocks or gravel
- Plastic objects
- Rubber gloves or other disposable gloves
- Fireplace ashes

It is not advisable to plant flowers or shrubs or place items such as fences, decorative pilings, fish ponds, etc. within the immediate area as damage to the pump, underground electrical or piping systems may occur. Electrical power and alarm wires are buried under the ground between the control panel and the tank. Before digging in the area, you should call to have a technician locate the lines. Call 811 for free underground utility locates.

Grinder pump models have a small breather vent located on the side of the tank, just below the cover. It is important to keep this vent open and free of debris such as mulch or grass, for the unit to remain operational. It is also helpful to have the ground sloped away from the tank so water will not pool and enter the vent rendering the unit inoperable.

What should I do with my pump when I go on vacation?

If you plan on being away for several days, replace the wastewater in the tank with clean water to minimize odors. First, run water from an inside faucet long enough for the grinder pump to start working. After the pump starts, turn the inside faucet off. The pump will run until the tank is empty and shut off automatically. This process will cleanse the pump and leave it filled with a minimum of clean water.

Sewer Project Construction & Easements

Frequently Asked Questions

If I grant an easement, do I have to connect to the sanitary sewer?

No. There is no requirement to connect to the sanitary sewer. If the easement grantor desires to connect, that is available, but NOT required.

How will my property be restored?

The project contractor will be responsible for restoration of the property to match pre-construction conditions as closely as possible. There is a period of time immediately following construction that the trench must be allowed to settle. Soil mounded over the trench at time of installation. After sufficient time to allow natural settlement, the contractor will return to find grade and restore grass in yards. The restoration typically includes grass seed, straw mulch and light fertilizer. If the area has a steep slope, erosion control blanket may also be installed.

The schedule for restoration is somewhat weather dependent and seasonal. Contractors will work to restore disturbed areas as soon as possible, with appropriate weather. We avoid seeding in the very hot and dry months, and in cold winter months, when grass seed is not able to successfully germinate.

Will I be able to access my property during construction

Yes, driveway access will be maintained. Sewer lines across driveways must be bored along SR 101. The driveways will not be open cut.

How many sewer pipes will be installed?

This project includes installation of two parallel sewer pipes. One force main pipe will be 6" diameter, and the other pipe will be a smaller low pressure force main. The pipes will be installed together in a common trench, approximately 2 feet apart.

Who will own and maintain the sanitary sewer force main pipes?

The Town of Sunman will own and maintain the force main pipes.

What limits will there be on the use of property within the easement?

No structures may be constructed over the easement. The easement route needs to be maintained open so that the pipe can be excavated in case a repair would be needed. No trees or large landscape features should be planted in the easement in order to maintain accessibility.

How frequently will the Town need to access the easement area after construction?

Access to the easement will be rare for the force main. The long-term accessibility is required to be available, but in most cases there will rarely be any access to the property. If there is ever a need to excavate for repair or maintenance, the town will perform all necessary landscape restoration.

How will the easement be maintained?

The property owner should continue to maintain the property as they do now. Mow the yard, or farm the field as may be currently done. The easement maintenance will be completely performed by the property owner. If in the future, if heavy vegetation blocking the easement develops, the Town may perform clearing in order to maintain access to the easement.

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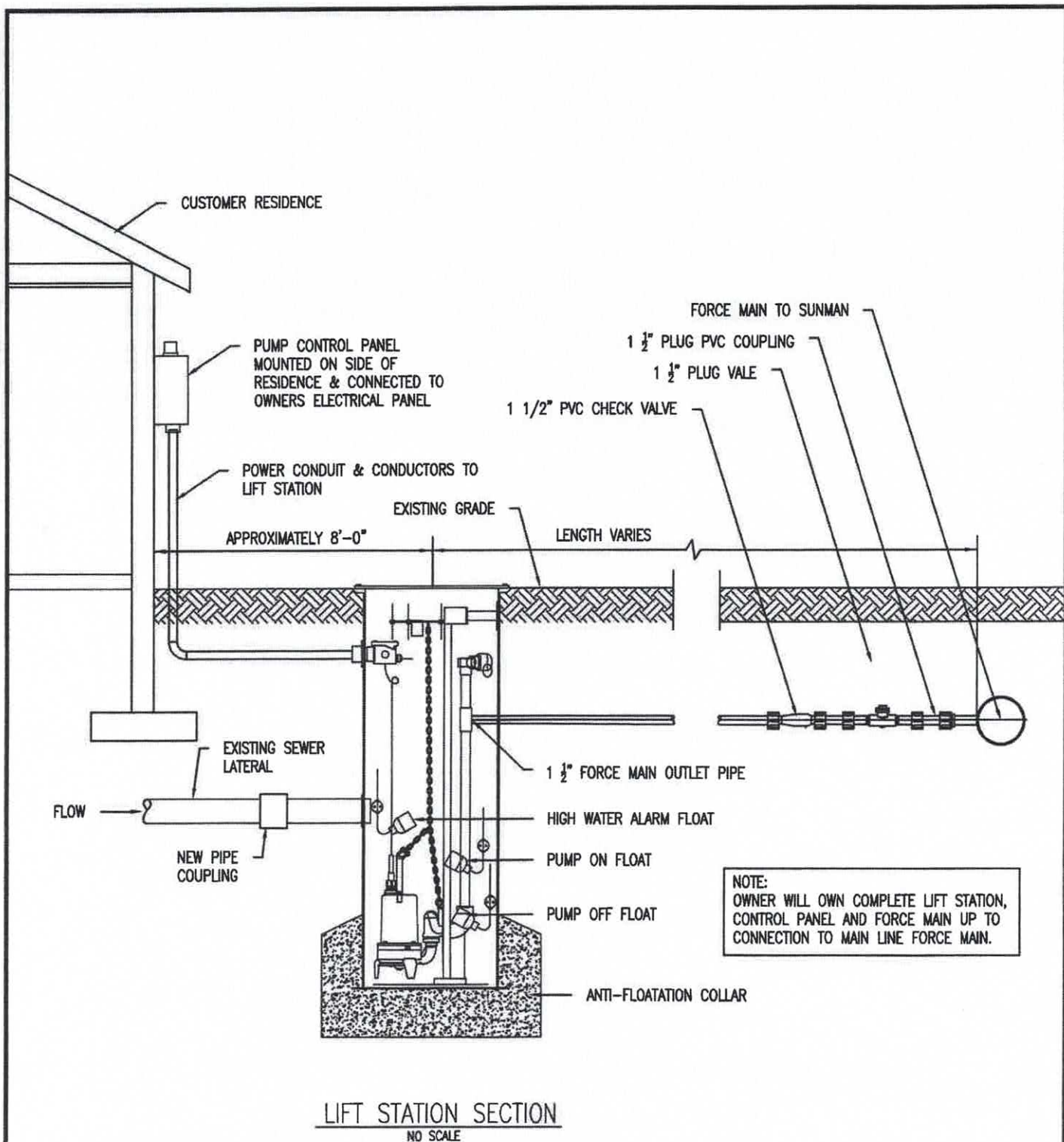
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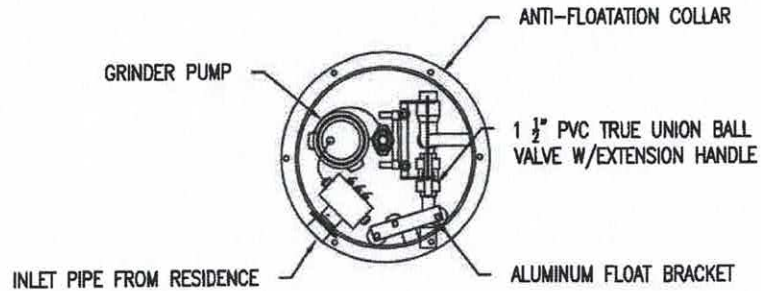
TOWN OF SUNMAN, INDIANA



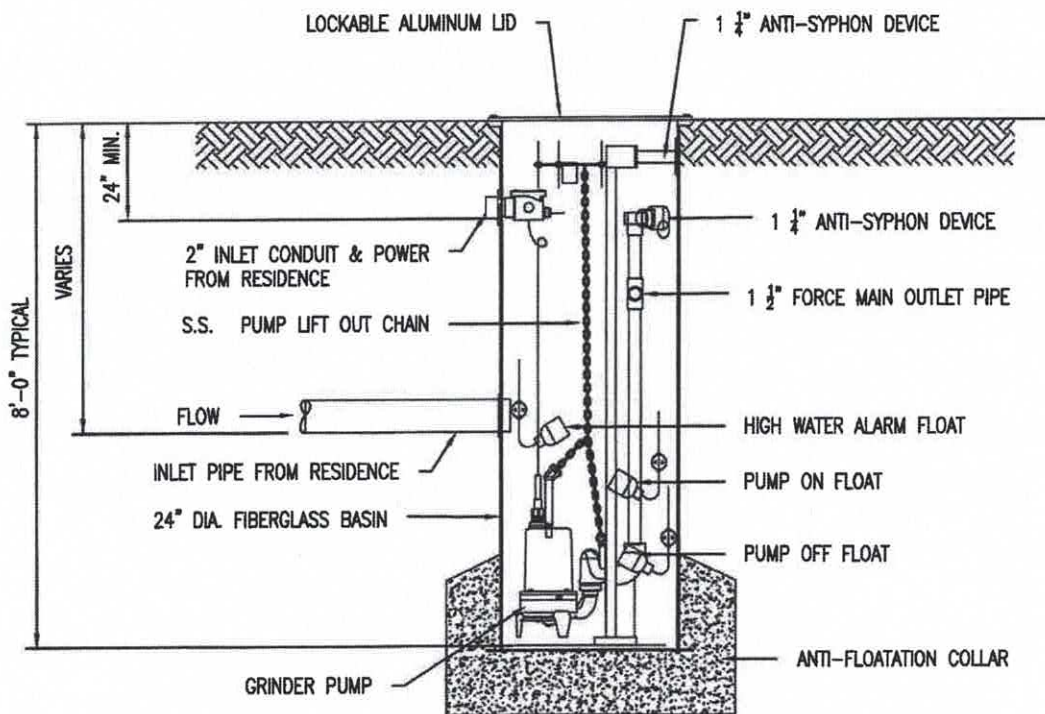
CURRY & ASSOCIATES, INC.
CONSULTING ENGINEERS & ARCHITECTS
110 COMMERCE DRIVE DANVILLE, IN 46122
317.745.6995 FAX: 317.745.6985

**STANDARD GRINDER STATION
CONNECTION DETAIL**

3/4



LIFT STATION PLAN VIEW SECTION
NO SCALE



LIFT STATION SECTION
NO SCALE

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