

WELLS COUNTY REGIONAL SEWER DISTRICT BOARD MEETING MINUTES
July 20, 2020

Board members present:

Mike Mossburg
Leon Berning
Andy Stoller
L.A. Brown
Bruce Stinson

Nate Rumschlag, County Engineer
Ryan Lefeld, Choice One Engineering
Lana Beregszazi, BCS Management

Call to Order

Mike called the meeting to order with a prayer and pledge.

Approval of Minutes

Nate presented the minutes to the board from the last meeting. Motion to approve the minutes as corrected, showing that the July meeting was moved to July 20th, by Leon, seconded by Bruce. Motion carried 5-0.

Payment of Claims / Reconciliation of Claims

Nate discussed the current account balance and invoices outstanding from both Choice One and BCS Management. Nate commented that the board had the funds from the Commissioners for the PER work, but will need to take a vote on the promissory note from council to pay other expenses. Leon motioned to pay the PER invoice Choice-One Engineering for \$5,500. Motion was seconded by Andy. Motion carried 5-0.

Board discussed the amount of the promissory note and Nate distributed a draft format asking the board how much they would like to request from council this next month. After some discussion Leon motioned to request \$200,000 of the total loan in this first request. Motion was seconded by Bruce. Motion carried 5-0.

State Revolving Loan Fund – 2021 PPL

Nate reviewed that the State has again placed the Wells County project at the top of their small project priority list. This should result in favorable funding but is no guarantee of the amount or timing until an offer is made to the RSD.

LA asked Lana what comments she has received.

Lana - some comments are mixed, but the scoring we have use environmental impacts. Comments during the meetings were recorded and Q&A after the meeting were kept.

Board discussed the option of a blended USDA-RD funding option. Nate and Ryan reviewed the content of a conference call with USDA about potential federal funding that could supplement our project and lower the need from SRF. Following the discussion, the board was agreeable to request funding as an alternate to SRF, but it was as an option. Andy made a motion for Choice One Engineering to prepare a USDA application conditional upon SRF finance response with a 2nd by LA Brown. Motion carried 5-0.

Project Engineering Status Update - Choice One Engineering

Ryan reviewed the project status for the board. Design starting options for the ally in Murray for a lift station. The two original locations were in the floodplain and needed to move. Depths of the system are averaging 7-ft and the lift station is about 15-ft deep with some sewers near the station around that depth.

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Ryan explained that he has contractors asking about this project and when it will go to bid. He explained that the interest is good for potential bids as the market is anxious about future projects being released over possible market impacts from COVID. We may see good bids as a result.

Ryan presented some standard details for board discussion. LA asked if Ryan would require backflow valves on gravity sewers? Ryan responded that we are looking at those specific questions. Ryan wanted to know how the board wanted him to proceed with specific standard details and technical requirements. LA Brown volunteered to be the point person for the board on the specifications and details.

Ryan explained that he is starting the permit process with the state, county and drainage board. Nate explained that he would help schedule a meeting with the surveyor once we had a list of crossings ready for him and the drainage board.

Board discussed the potential for rock to impact the installation of Murray. Nate commented that he did not know what to expect there other than to expect rock at the elevation of the river in general and we would need to expedite the Geotech report and may need to require additional borings if we are concerned.

Leon asked where the gas station was at in Murray. Ryan responded that this was one of the locations for the lift station and was why they decided it needed to move to avoid potential impacts.

Ryan did say that IDEM permits may be a concern. Ryan expressed that IDEM has been taking months to respond to permit requests. He is planning to issue partial documents to the state in advance to avoid delays when we come to completion of the project. He will update the board as these proceed.

Ryan reviewed for the board that he is still planning to install sewers along CR 350N as a pressure sewer and will review with property owners how to place the private lift stations in the area.

BCS Management – Lana Beregszazi

Lana reported to the board that she felt the use of the PowerPoint presentation was helpful during the hearings and informational meetings. Public may only go through this once in their life so the learning curve is often the greatest hurdle.

Lana pointed out that she never puts in a cell number after a past project blew up her phone. But Lana did agree that you could not have bought a better audience for the hearings after hearing the questions. The need for the project was undeniable and that helps lead the discussion.

Lana told the board that BCS is preparing a draft website for the district. The website will allow for questions to be submitted and directed to wherever the board directs for answers. The current questions phone line is at BCS available 8-5 Monday through Friday.

Lana reported that she is writing Standard Operating Procedures for another county and is looking to use these here for Wells County. Board discussed with Lana the non-residential EDU rates and how they will impact the customers. LA commented that he did not want some special low rates. Lana sent over some Montgomery county measures and the board would like to see those options.

Lana responded to LA that new development will have to pay connection fees and so people or development coming in after the project won't get a "free ride" on the backs of other customers. The single resident rates are the key value for discussions.

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When asked Lana told the board that she estimated that approximately 25-30% of the potential customers in the service areas attended the meeting. Lana told the board that further information outreach will be helpful.

Lana told the board that she will be sending non-attendees' letters about the project progress.

Attorney Comments

Mark was not in attendance.

Board Comments

LA Brown asked Lana to explain the 10-acre parcel exemption.

Lana – I did not realize that Allison wanted this information and will see about sending this out.

LA Brown felt that the cost of pumping septic tanks and abandoning old systems was too high. The market in the area as pumping of the system around \$250.

Andy commented that the closing of a system in the range of \$7-10,000 was too high.

Lana responded that if that is the case the range should be closer to \$1,500.

LA commented that the County Health Department is not willing to do the inspections of the active septic systems functionality.

Lana – property owners are not allowed to self-declare.

LA Brown – commented about the upcoming City rate hearing and their letter may be helpful to the RSD since it put many people into thinking that rates may be upwards of \$200/month.

Nate commented that many city residents are expecting rate increases as the city has declared the need well in advance. With the recent water rate increase it set a tone and this letter just immediately terrified people. The reaction was understandable as residents are anticipating rate increases and this simply was confusion on many individuals.

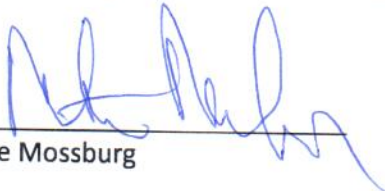
Public Comments

No public comments were offered.


Motion to adjourn – Andy, motion 2nd by L.A. Brown. Meeting adjourned. 5-0

Next meeting is scheduled for August 10th at the regular time.

NR


Mike Mossburg


Leon Berning


Andy Stoller


Lewis A. Brown


Bruce Stinson

WCRSD Board Meeting Attendance Sheet

July 20, 2020

NAME	Address
1. <i>Lana Bereszazi</i>	_____
2. _____	_____
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