

THURSDAY, MARCH 11, 2021
SPECIAL BOARD OF ALDERMEN MINUTES
7:00 P.M.

Mayor Sullivan called the special meeting to order at 7:02 p.m. on March 11, 2021 via zoom.

Mayor Sullivan called the roll:

- Ward One: Nathan Volkart-here, Bryan Bradford-here
- Ward Two: Melissa Old-here, Stephanie Bell-here
- Ward Three: Rick Lewis-here, Jeff Sapp-here

Staff Present: Darla Sapp, City Clerk, Jeff Kays, City Attorney, Lelande Rehard, Assistant City Administrator and Tony St. Romaine, City Administrator.

Guests Present: Chris Sander, McClure Engineering, Alliance Water Resources, Derek McCubbin, Todd Kempker, James Creel, Kyle Landwehr, Bartlett and West, JP Doran with Alliance Water Resources, Elisabeth Sobczak and Bill Martin

Mayor Sullivan reported he had another meeting to participate in at 7:15 p.m. tonight and would turn the meeting over to Mayor Pro-tem Sapp.

Tony St. Romaine, City Administrator thanked the Board for having the special meeting to talk about a proposed regional sewer lift station to serve multiple developments. He gave an overview of the preliminary plat for Liberty Landing North for a 250 residential homes and a preliminary plat approved for Ashland Commons. He stated the current lift station in Liberty Landing would be overloaded if they connected it to the new development Liberty Landing North. He stated there has been discussion of upsizing the Liberty Landing Subdivision to accommodate the potential developments in this southwest quadrant. He stated it could also serve the Salinda Lane pump station and West Oaks/Justin Lane pump station as well. He stated these are at capacity. He stated he had a meeting this morning with another developer for north of Palomino with a potential of 100 units going in there. Tony St. Romaine stated Chris Sander from McClure Engineering presented a proposal on how the cost might be distributed. Tony St. Romaine stated Bartlett & West has been contracted by the City to do an inflow & infiltration study of our sewer system. He turned the meeting over to Chris Sander.

Chris Sander, McClure Engineering presented an overall map of the southwest part of town and potential development. He reported Martin Builders has developed Liberty Landing Subdivision and the next piece of property is north of the existing development. He stated their lift station was built to serve the lots proposed at the time. He stated they initially talked about installing another lift station to serve Liberty Landing North. He stated they have submitted the preliminary plat for Liberty Landing North and it came to conclusion it is not in the best interest to have so many lift stations. He stated they require regular maintenance. He stated the southwest part of Ashland seems to have drive for more development. He stated this area has a natural water shed. He explained the areas the Regional Sewer Lift Station could serve. He stated that all the potential people have not been contacted. He stated we could eliminate the Salinda Drive lift station and increase the capacity of Justin/West Oaks lift station. He stated at full development the required pumping capacity of the Southwest lift station will be 1300 to 1400 gallons per minute. The flow from the existing connections and the anticipated flow from the future development is on Table 1. Chris Sander stated with the construction of Liberty Lane from Henry Clay Blvd to Middleton Drive in 2006 a 8" force main was installed for future sewer use to serve a regional lift station. He stated with the treatment plant project a 24 inch gravity pipe was installed up to Liberty Lane near the intersection with Middleton Drive. He proposed to replace the existing Liberty Landing lift station to significantly increase capacity. Using the existing lift station site will minimize site cost and electric service

improvements. He stated a new force main would be installed in existing easements north to Liberty Lane construction a backup generator will be included to automatically provide an emergency source. Chris Sander gave an overview of the construction cost budget that is included in Table 2. He stated they recommend that the total cost be divided by the pumping capacity of the station, establishing a share cost for the various properties that will benefit from the facility. He stated the landowners could be approached to participate in the project at the time of construction at the proposed share cost. He stated as an incentive to landowners to participate now, reducing the upfront expenditure by the city, a reasonable carry cost should be added on a yearly basis to reimburse the city in the future. He stated eliminating the existing lift stations and multiple future stations would provide substantial operational savings over time. He informed the Board it would minimize the possibility of emergency overflows and environmental impacts. Mr. Sander reported Mr. Martin has his preliminary plat submitted to the Planning and Zoning Commission and we they are ready to move on with this first phase. He stated these budget estimates are based on private development cost and not a full Department of Natural Resources funding process. He stated this creates a lot of delay and escalates the cost a lot.

Tony St. Romaine, City Administrator expanded on the budget estimates. The budget estimate for 1480 gallons per minute is \$870,000 and 1180 gallons per minute is \$710,000. He stated we will need to work the financial aspects out. He stated the developer cost share is proposed at \$252,840 with the city carrying cost of \$619,164. He stated they have not contacted other property owners to see what interest they would have. He stated we would take out the Salinda Drive lift station. He stated the big issue is funding. Chris Sander, McClure Engineering stated the State Revolving funding through Department of Natural Resources is a complex process. He stated he just wanted to make everyone aware of the options of a regional lift station and get a general concept of what is being presented tonight.

Mayor Pro-tem Sapp stated it would be expensive now but in the long run it would increase future use and capacity as well.

Alderman Volkart asked what a realistic time frame is. He stated it appears Mr. Martin is ready to turn dirt any day and he obviously needs to know what lift station options there are. Tony St. Romaine stated the plan is to be building homes within a year. He stated the other point is the time frame it takes to get State Revolving Fund, additional cost of prevailing wage, bond approval by the voters, etc. He stated the funding would still need to be worked out. Tony St. Romaine stated we want to make sure the developers pay their way and don't pass the cost down to the existing tax payers. Tony St. Romaine stated he is working with the Treasurer on options. He stated they would work on the financing options and present back to the Board.

Mayor Pro-tem Sapp stated we should pursue speaking with other landowners and try to finance in house without the State Revolving Fund in order to expedite the project and save in interest fees.

Alderman Volkart stated it is necessary to start engaging with the landowners so this is not at the expense of the existing citizens.

Mayor Pro-tem Sapp stated the sewer utility fund would have to fund this or money borrowed from the general revenue fund.

James Creel, Public Works Director stated the future growth of the city we could have numerous lift stations to maintain if we don't do a regional lift station. He stated we need to focus on the ease of operation and decrease of maintenance cost. He stated we are seeing growth from all quadrants.

Alderwoman Old questioned if we do go down this road with the regional sewer lift station would it be built for future capacity.

Mayor Pro-tem Sapp stated it was better to go with larger regional system. He stated that Tony St. Romaine and Jon Sanders will go through the numbers on financing and the main reason for the meeting was to gage if the Board was interested in pursuing the regional sewer lift station. He stated we need to move on this so we do not hold up the Liberty Landing North development schedule.

Chris Sander stated the sewer to get to Liberty Landing North is owned by the Bullard's and is currently undeveloped. He stated the cost to close out of Salinda Lift Station and the interconnect is not included in the financial analyst.

Alderman Lewis questioned where the proposed site would be. Chris Sander stated it would be west side of the Liberty development.

Bill Martin, Developer stated time is of the essence. He stated we need to move forward because he does have the option to build his own pump station. He stated if a regional sewer lift station is a possibility he would like to help but he needs to move forward. Mayor Pro-tem Sapp stated our Treasurer is looking at finance options and he hopes to have this expedited.

Mayor Pro-tem Sapp called for Public comments.

Mayor Sullivan was back in attendance at the meeting.

Tony St. Romaine, City Administrator stated after the discussion tonight it appears the Board is in favor in eliminating lift stations and pursuing a regional lift station. He stated we will need to look at the cost and financing options to see if this is possible.

Mayor Pro-tem Sapp called for the adjournment. Alderman Lewis made motion and seconded by Alderman Volkart to adjourn the meeting. Mayor Pro-tem Sapp called for the vote. Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Bradford-aye. Motion carried.

Darla Sapp, City Clerk

Richard Sullivan, Mayor

Jeff Sapp, Mayor Pro-Tem