



Council Study Meeting
April 8, 2013
6:00 p.m.
City Council Chambers

Agenda

1. J&K Update
2. I&I Update
3. Other items

Information

Subject

J&K Update

Information

Chuck Burgin, Community Development Director, will update the committee on the J&K Project. Currently the project schedule is for federal fiscal year 2013/2014. The Champlin property (1206 West 2nd Avenue) has been acquired and we anticipate the buildings will be removed later this month. Chuck is still negotiating land acquisition and access agreement with the Warren County Historical Society. If the Council chooses to proceed with the project now, an additional traffic count for the signalization would occur late spring and construction documents would be completed this summer for a fall/winter bidding time period. Actual construction would begin early spring 2014 and would be completed by October 2014.

We have received objections from both property owners (Fareway and VanderLinden Apartments) regarding the paving assessment of South K Street south of Hwy. 92. At this time there is \$500,000 of federal aid allotted with a total estimated construction cost of \$900,000. Because we have received objections from more than 75% of the properties being accessed, unanimous Council support will be required for the assessment portion of the project. The federal aid will reduce the amount of assessment. Chuck should have more information at the time of the meeting. If Council chooses to delay the project for another year we have until April 12, 2013 to roll the project into the next fiscal year.

Information

Subject

I&I Update

Information

At the February 11, 2013 council study meeting (see minutes), the committee discussed the I&I Program which included background information and steps performed by the sewer department. The committee requested additional information (see packet) regarding loans, shared services, customer's reimbursed, cost paid by the city, monthly payments paid to the city, etc.

As requested, in your packet are the following:

- An RFP - will be sent to contractors who repair private sewer lines in accordance with the I&I Policy
 - Quotes will be used to create a contractor list and pricing schedule of repairs.
 - Will be provided strictly as an aid for property owners during their selection process of their illegal private sewer connection
- An amended I&I Policy - changes loan amounts for illegal connection or leaking service to sewer as follows:
 - Increases the 25% reimbursement from not to exceed \$875 to \$1,000
 - Reduces the interest rate charged on loans from 4% to 3%
 - Adds the additional wording: Repairs/loan amounts in excess of \$7,500 and up to \$15,000 will be eligible for an additional rebate amount equal to 10% per \$1,000. A repair in excess of \$15,000 will receive 25% per \$1,000
 - Owners opting to do the work without assistance of a commercial contractor will be reimbursed 50% of materials not to exceed \$500 (was \$400).

Attachments

Minutes

I&I Information

RFP

I&I Policy Amendment

Council Study Committee
February 11, 2013
Minutes

Members Present: Pete Berry, Greg Marchant, Eric Mathieu, John Parker, Pam Pepper, John Sirianni and Mayor Bresnan.

Staff Present: Jean Furler, Eric Hanson, WPC Superintendent Dan Miers and Forrest Aldrich, Veenstra & Kimm.

1. **I&I PROGRAM:** City Manager Eric Hanson presented background information and steps performed by the sewer department regarding the I&I Program. Items of discussion included:

- Slowing the process down – currently the City inspects 150 home per year (was 300) and all inspections need to be completed by 2024, possibly extending this to 2030 subject to IDNR approval
- What can the city do to make the I&I inspection part of the real estate purchase
- Obtaining a model ordinance from other cities to include the maximum amount a property owner would spend, mandating an evaluation and setting a guarantee rate from companies fixing the repair
- Repairs range from \$4,000 to \$15,000

Staff will bring back to the next committee meeting:

- Total number of customers with I&I loans including loan amount (principal and interest), monthly payments, amount paid on loans and outstanding balances
- Total number of sanitary sewer extension/shared service loans including loan amount (principal and interest), monthly payments, amount paid on loans and outstanding balances
- Customer's reimbursed including total reimbursement, customer cost and average cost
- Total cost paid by the city for private I&I
- City collections for private I&I loan
- Total customer cost for penalties and loans
- Monthly payments paid to city for penalties and loan
- Customer cost reported to date for I&I expenses
- Model ordinance including maximum amount a property owner would spend, mandating an evaluation and setting a guarantee rate from companies fixing the repair

2. **WPC FACILITY PLAN:** The Committee discussed the following two alternates for the North Wastewater Treatment Facility.

Alternate 1 – estimated project cost \$6,000,000 includes:

- Would handle 19,103 population

- No “wet” industries such as a meat packet plant, soy bean producer, etc
- Rehab of existing equipment
- Will handle future ammonia limits
- Would not handle future disinfection and nutrient requirements
- Will need additional sludge expansion as City grows
- Will need ongoing maintenance

Alternate 2 – estimated cost \$26,000,000 includes:

- Would handle 19,103 population
- No “wet” industries such as meat packet plant, soy bean producer, etc
- Will handle future ammonia limits and disinfection and nutrient equipment
- No ongoing equipment replacement
- Equalization of flows will need to be evaluated

It was the consensus of the committee to authorize staff to do an analysis of both alternates and report back at a future committee meeting.

3. **Other Items:** The street paving schedule and the intersection of “E” and Detroit was discussed.

Meeting adjourned at 7:08 p.m.

Properties Adversely Affected by I&I

59 Customers with I&I Loans

Loan Amount	\$219,962.29
Amt with P&I	\$255,314.71
Monthly Payments	\$3,399.37
Amt Pd on Loans	\$43,910.35
Outstanding Blncs	\$210,800.39
• 2 Customers NOT paying	
• 6 Loans Pd in Full	

17 Sanitary Sewer Extension/Shared Service Loans

Loan Amounts	\$210,384.61
Amt with P&I	\$244,013.54
Monthly Payments	\$3,256.44
Amt Pd on Loans	\$38,314.48
Outstanding Blncs	\$205,095.09

29 Customers with Penalty

Monthly Charges	\$1,950.00
Amt Paid	\$35,981.31
Amt In Arrears	\$5,658.69

418 Customers Reimbursed

Reimbursement Total	\$189,565.89
Total Customer Cost	\$1,063,776.39
Average Cost	\$2,544.92

TOTAL COST PAID BY THE CITY - FOR PRIVATE I&I **\$829,062.22**

* Loans and reimbursements

CITY COLLECTIONS FOR PRIVATE I&I LOANS **\$118,206.14**

TOTAL CUSTOMER COST FOR PENALTIES AND LOANS **\$535,309.56**

MONTHLY PMTS PAID TO CITY FOR PENALTIES AND LOANS **\$8,605.81**

CUSTOMER COST REPORTED TO DATE FOR I&I EXPENSES **\$1,190,588.34**

* Includes loans, penalties and contractor charges incurred by customer

QUOTES FOR REPARATION OF PRIVATE SEWER LINES IN ACCORDANCE
WITH THE INFILTRATION & INFLOW POLICY
BEGINNING MAY 1, 2013

The City of Indianola is accepting quotes for the reparation of private sewer lines in accordance with the Infiltration & Inflow Policy. Quotes will be valid for a twelve (12) month period. New quotes will be re-submitted every twelve (12) months.

The contractor will furnish: all labor, equipment, mobilization, vehicles, materials, supplies and miscellaneous expenses to repair the private sewer line.

The contractor shall obtain and carry insurance throughout the term with a reputable company, acceptable to the city and allowed to do business in the State of Iowa, with the following minimum limits:

- Workers Compensation as provided by law.
- Public Liability and Property Damage in the amount of not less than \$1,000,000 with single limits for personal injury and property damage.
- Vehicle and equipment in the amount of \$1,000,000 for bodily injury and property damage.
- The contractor shall furnish the city with proof of insurance and each policy shall require a 30-day notice of cancellation.

Received quotes will be used to create a contractor list and pricing schedule of repairs. This will be distributed to property owners upon notification of non-compliance with the I & I Policy or upon request. The list will be provided strictly as an aid for property owners during their selection process. The property owner retains all rights to select a contractor of their choice.

Quotes are not inclusive of disconnection of shared sewer services, repairs and/or new connections to the sewer main, and sewer main extensions. Additionally, other special/unforeseen circumstances may affect final pricing.

If you have any questions please call Dan Miers at 515 961-9416

QUOTATION

REPARATION OF PRIVATE SEWER LINES IN ACCORDANCE WITH THE INFILTRATION & INFLOW POLICY

INDIANOLA, IOWA

Name of Contractor _____

Address of Contractor _____

To: City of Indianola
P.O. Box 299
Indianola, Iowa 50125-0299

Quotes will be received until ____ A.M., _____ at the Indianola City Hall.

1. Furnish all labor, materials and equipment necessary to repair the illegal sewer service connection of a private property.

Illegal connection of a sump pump

\$ _____ /linear ft.

Illegal connection of footing tile to the sanitary sewer

\$ _____ /linear ft.

Reparation of cracked and/or broken private sewer line from house to sewer main (cost not inclusive of removal and/or replacement of city streets and/or private driveways.

Depth

10 ft or less	\$ _____ /linear ft.
10 to 20 ft	\$ _____ /linear ft.
20 ft or more	\$ _____ /linear ft.

Removal and replacement of concrete

4" Pavement	\$ _____ /square ft.
6" Pavement	\$ _____ /square ft.
8" Pavement	\$ _____ /square ft.

Contractor _____

By _____ Date _____, 2013

INFILTRATION & INFLOW

The Iowa Department of Natural Resources mandated the City of Indianola to study and repair the sanitary sewer collection system (Public and Private Sewers) to eliminate sanitary sewer overflows within a 3-year period. The mandate creates an urgency to remove Inflow and Infiltration (I&I) from the sanitary sewer system by December 31, 2013.

I&I not only causes sewage backups in basements, but also results in a substantial increase in energy needs and rapidly advances the need for repair and maintenance due to increased burden on the system. In addition, there is a reduction in sewer capacity, which shortens the life of the current treatment facility. All of which result in increased cost and financial burden on citizens and businesses of Indianola.

I&I is the invasion of storm water into the sanitary sewer system from broken, cracked or misaligned mains, leaking manholes or manholes that have water flowing over their covers. Other sources of I&I include private (resident and business) services that are cracked or broken and storm water connections from sump pits and roof drains into sanitary sewers. The latter has been illegal since the adoption of Ordinance No. 27-103 in 1979.

The mayor and council therefore adopt the following policy to abate problems associated with I&I:

1. The city shall perform a study to locate I&I using sewer department staff and an engineering firm. It shall be conducted on an area-by-area basis with anticipated city-wide completion of Phases I thru IV, as outlined in the Administrative Consent Order, on or before **Dec. 31, 2013.**
2. Public sewers and manholes with I&I shall be repaired using sewer revenue including fees and grants etc. designated by the city council.
3. Private sources of I&I are the responsibility of property owners and shall be repaired or removed in the following manner:

ACCESS TO PRIVATE SERVICE ref. Ord. 95.07 Right of Entry

Should the property owner deny access to the property for I&I testing and/or inspection, the City of Indianola will consider the property non-compliant with the City of Indianola I&I program. A letter notifying the owner of non-compliance will be sent and the property owner will be given 30 days to respond or a \$50.00 per month fee shall be applied to the utility bill until inspection or testing can confirm compliance. If the owner has failed to allow access after a 90-day period of time, the monthly fee will increase to \$70.00 until inspection or testing can confirm compliance.

CONNECTION OR LEAKING SERVICE TO SEWER

Upon written notification from the City (regular first class mail) I&I flowing into the sanitary sewer from an illegal connection (does not include sump pump), the property owner shall have a period of **90 days to abate the problem**. Those owners that perform the proper repairs or retain a contractor to make the repairs within 90 days of notification or less shall be **eligible for one of the following finance options:**

- a) 25% reimbursement **(not to exceed \$1,000)** for the disconnection costs, or
- b) Loan Amounts may range from \$3,000 to \$7,500 with a **three (3%)** interest rate. Loan term may vary not to exceed ten (10) years. Loan requests will be approved by the City Manager. **Repairs/loan amounts in excess of \$7,500 and up to \$15,000 will be eligible for an additional rebate amount equal to 10% per \$1,000. A repair in excess of \$15,000 will receive 25% per \$1,000.**

Example:

- 1) \$3,000, 3%, 5 years
- 2) \$4,000, 3%, 7 years
- 3) \$5,000, 3%, 8 years
- 4) \$5,500, 3%, 9 years
- 5) \$7,000, 3%, 10 years

For those property owners who opt not to repair the illegal connection from the sanitary sewer **after the 90-day period**, a \$50.00 per month fee shall be applied to the utility bill until the disconnection has been performed, but not to exceed 1 year. By the end of the 1-year period, the owner shall have completed the disconnection.

If the owner has failed to repair the illegal connection the monthly fee will increase to \$70.00 until repairs have been made. By the end of the second 1-year period, the owner shall have completed the disconnection. If the owner has failed to repair the illegal connection the City will seek to enforce this policy using all lawful means, including but not limited to the prosecution of a municipal infraction which could result in a civil penalty, court cost, and / or a court order requiring that repairs be made within a certain time period.

Inspection by city staff both prior to and after repairs shall be necessary for a reimbursement or loan. In addition, a billing statement for services performed shall accompany the request for reimbursement. For those owners opting to do the work without the assistance of a commercial contractor, the city shall reimburse 50% of the material costs only. The reimbursement shall not exceed \$500.

CONNECTION (SUMP PUMP)

Upon written notification from the City (regular first class mail) of sump pumps illegally hooked into a sanitary sewer, the property owner shall have a period of 30 days to remove all methods/systems of connection.

For those property owners who opt not to disconnect a sump pump from the sanitary sewer after the 30-day period, a \$70.00 per month fee shall be applied to the utility bill until the disconnection has been performed.

Within two years the owner shall have made the disconnection. If the owner has failed to repair the illegal connection the City will seek to enforce this policy using all lawful means, including but not limited to the prosecution of a municipal infraction which could result in a civil penalty, court cost, and / or a court order requiring that repairs be made within a certain time period.

No financing options are available for this repair.

Inspection by city staff both prior to and after repairs shall be necessary.

UNDUE HARDSHIP

For those property owners who can show undue hardship resulting from repairs, the fee may remain at \$50.00 if approved by the city council.

The property owner shall make arrangements with the City of Indianola for undue hardships and will be handled on a case-by-case basis.

Reference of City Ordinances:

95.07 Right of Entry

97.01 Storm Water

97.05 Restricted Discharge Powers

99.05 User Charges

Information	
Subject	
Other items	
Information	