



Koontz Lake RSD Sewer Project Newsletter

December 15, 2009

Koontz Lake Regional Sewer District, 10879 Cherokee Road, Walkerton, IN 46574
www.klrsd.org klrsd@embarqmail.com

System Design News

The site has been chosen, and the District has acquired local zoning approval accordingly. The proposed clean water plant site is a 4.99 acre tract on 1175E, on the south side of the lake, roughly 1,000 feet south of South Avenue. Although wetland areas exist on the site, the plant's location has been carefully chosen to avoid those sensitive areas entirely. Currently, the district has an option to purchase the property in place with the land owner, and plans are underway to formally close on the property very soon.

The design for the clean water plant is nearly complete, and discussions with all the required permitting and reviewing agencies have begun. These agencies include first and foremost IDEM, the Fish and Wildlife section of the US Department of the Interior, IDNR, the US Army Corps of Engineers, and the Rural Development section of the US Department of Agriculture, which is the primary funding agency of the project. So far all feedback that has been received by the District's Engineer has been positive.

The design of the collection system is also nearly complete. As previously stated, the field location design of all grinder pumps has been completed, and some minor changes are yet to be made now that detailed discussions with affected home owners is underway. Design of the initial force main layout is complete, and the full hydraulic analysis of the system has been performed. Preparation of actual plan sheets is ongoing, and a total plan set of about 250 pages will result. All of these sheets currently exist in rough draft form, and about 40 of them are complete.

A spreadsheet has been created which includes information on all project grinder pumps and the street addresses they are associated with. Starke and Marshall County GIS information was used as a starting point, and the information therein has been reviewed in detail so to verify the accuracy of mailing addresses, and the street addresses for the land they own. (Both addresses are important to the overall project) This will help the District, residents, Contractor, and the Engineer in keeping track of which grinder pumps have been installed, and which properties they serve. Discussions continue with Nipsco to ensure that each location can be properly served with electricity.

Easements

As discussed in earlier newsletters, easements will only be needed from certain homeowners. So far, we've identified all 331 easements that are needed and information packets have been mailed out for all but about 30, which will be out by the date of this newsletter. As previously stated, these packets include:

- 1-Cover letter
- 2-Copy of blank easement document (for review and possible execution)
- 3-Copy of the land owner's recorded deed for reference
- 4-Vicinity map of the subject property within the project
- 5-URA Brochure, "When a public agency acquires your property"

Now that conversations with individual land owners regarding this topic have begun, the District Engineer has become aware of two primary concerns a/o questions:

- Despite what the URA Brochure discusses, the KLRSD does not need to acquire your entire property. What is being sought is simply an easement, most often less than 200 square feet in size, to allow the District to initially construct, and have perpetual access to your grinder pump for repair purposes. This Brochure is required to be provided to anyone the KLRSD needs an easement from pursuant to the Office of Community and Rural Affairs rules. (OCRA is the 2nd funding agency involved in this project)
- The sample easement document included in the packet includes language stating that \$1.00 is the good and valuable consideration being transferred for the easement. Please be aware that that amount is simply a legal “place holder” and similar amounts are stated on deeds of all kinds all the time. This amount does not reflect the actual amount that you would be paid for your easement, should you desire to be compensated. The amount that the District is able to compensate landowners for their easements is the appraised value of \$1.24 per square foot. (Most easements are within 50 to 200 square feet in size)

It is very important for the success of this project that these documents get executed and recorded as soon as possible. If a land owner has any questions about any of these documents, we would ask that they contact Jennifer Ransbottom at Wightman Petrie, The District’s Engineer. She can be reached at either 574-293-7762 or via email at jransbottom@wightmanpetrie.com. Jennifer and other staff from the District Engineer are available to meet with land owners as needed and can also provide a notary public upon request.