

**Town of Lake View
Special Workshop
Minutes
07-30-2018
6:10p.m.**

Present –

Vivian Bean	Toni Braddy
Brad Cook	Nancy Ray
Jan Smith	Keith Hager, Engineer

Not present –

Paul Calhoun

Note:

Questions to Mr. Hager are underlined.

Keith Hager explained the history regarding the issue with the septic system. Another engineer (Moore) was originally asked to determine the feasibility of a new septic system on the property. Keith was asked to help when the issue got more difficult due to space.

We presented two scenarios to the County and feel that we have some things that could work, but there are also some problems. We are having to negotiate with the County to make sure we meet regulations. My goal is to give the Town a choice of septic system or sewer. Took the first proposal to the County and they wanted something outrageous in an engineering way. The County wanted thousands of feet of field lines. This is a problem for Lake View because of the limit on space for field lines. Location of new field lines would be in the area next to the pavilion. We can put the safe room in the parking lot but cannot connect it to field lines. In the latest revision we wanted to be sure to get the Fire Hall on the system as well.

How would it be possible to run the field lines when the Town has so little property?

The regs are very complicated, with broad categories; take the square footage of your building and come up with a design flow, which is a guess of how much water will go through your building, to determine the size of the field lines. Must break it down to something that is practical and go back to the Health Department. It is a process of negotiation between engineer and regulatory authority. Happens on every commercial project. They are ultraconservative. They want excess capacity to a factor of 10. I have to stand behind my work. If something happens to that system and I designed it, it's my fault. We give it some room for expansions, room to grow, but that might be 5 to 10 years down the line. We're solving the first problem first and if something different happens later then we may very well be forced to do that. But the original goal is to give you a choice.

What is the being included for the Fire Hall?

If there will be people living there that's a different use than if there is a volunteer fire hall. There is stub out for two restrooms over there and that is reasonable. Design criteria might be a 10-year outlook, to man that station within 10 years. If situation changes within that period, we'll have to evaluate it later on the new data and go from there.

So you are looking at 2 restrooms in this building, two restrooms in cart barn, two restrooms in Fire Hall? Showers?

Think I calculated on just toilet restrooms.

Safe Room must have 2 ADA approved restrooms. Will your proposed system be able to accommodate all that?

Will your storm shelter be used as a meeting place?

Yes, it is a multiuse ..

You will have to design a system that will accommodate that.

Then you are suggesting a separate system?

Yes, that is probably the most likely candidate there. We had talked about it, but I am trying to solve the problem at hand.

We are talking about making the cart barn office space, and we will have to take that into consideration. A quick fix today will not help us in the future.

Absolutely. That is a consideration.

Where will the field lines "live?"

We will fill up every inch of that whole grassy area (pointing to area from pavilion down past Fire Hall).

When we do the safe room, if we've used all the available space for the field lines for these building, were will be able to put the safe room so that it could have lines? Or is this going to cost us the safe room at this location?

Brad – The safe room is not for meetings. It is only for shelter, right?

Toni – No the safe room contract we signed with Encompass 360 is for a multipurpose safe room.

We can't put the safe room on the field lines, so where will we put the safe room?

You have to acquire more property or you have to get on the sewer. Nothing that prohibits you from being on septic tank for town hall and sewer for safe room. You can deal with this problem and then if you get a safe room you deal with that problem.

One app has already gone. Have we sent another app to Health Department?

We are in preliminary talks with them. Pending what you guys decide. As soon as you are ready.

We talked about spending that \$300 to resend the application. Never was a yes vote to send that. Am I correct it takes an extra \$300 to do that?

I would have thought that one application fee would have handled it.

That first one that we modified, they didn't charge a resubmit fee. But when we came back second go round and put in those other requirements, then I think they require another fee.

They get to make the rules, but I would question that.

When the application goes back to the health department, they send somebody out here, correct?

They've already been out I think and they probably would not come again.

Would the PERC test need to be re-done?

I would not think so.

A big concern is the cost of a new septic system, field lines, installation. Do we have enough information to start submitting for bids to find out how much it would cost?

You would at least want Tuscaloosa's verbal approval because they have been known to change the rules on you. Contractors will give you a price once the decision is made which way you want to go.

We can't make the decision which way to go until we have that price. Another question for me, and it's a deciding factor, is the potential for growth without having to spend more money.

If you want to build this big system that will do this office building, dormitories and all that, it will cost the same amount. The question you need to answer is whether you want to spend that money now or as we are building those things. You don't want to go crazy or do anything short-sighted. Costs are cumulative. Inflation will mean that it will cost more to put in a septic system in 10 years than it does now. It will cost a lot more to build this system that is never used for 10 years. I was tasked with providing an option to the Council for septic system at lowest cost. Get the immediate problem solved now at the lowest cost. Make changes later if/when needed.

Can they be expanded?

Absolutely, and they can be separate. You just need that area.

If we go with septic tanks, where will we have room for the safe house?

We haven't laid this out. You could put a building on the parking lot but for any of the areas that have been disturbed you have to protect those lines. Can't put the safe room on that and can't put parking on that later. Safe room can be put at another location and connected to its own septic system. You can tear out the septic field lines in 10 years if you have a lot more money.

For your computation/application, did you get information from the Fire Department or is it just speculation?

Just speculation. There is no entry for Lake View Town Hall. That would be easy, but it's not. They have office, retail, and other broad categories that we don't fit into. For example a church doesn't use any much water on Monday, Tuesday, Thursday, Friday and Saturday, but Sunday and Wednesday they use a lot more than normal. This doesn't equate with some chart, but yet I am tasked with figuring that out for the church just as I am for you for the Town. You hired me to give you that choice.

Explain how to reduce number of feet of field lines with dosing tanks?

Several different kinds of systems and we use the one with the smallest footprint because our obvious problem is we don't have the space we would like to have. There are certain things that the rules provide a reduction for, based on a percentage. In a meeting if you have everybody at one time with a big flush of water because everybody is here and using the system, that goes into a holding tank to be metered out over time. So you get a reduction (in field lines) on that. But a pump costs money and that must be factored in. My first goal is economics. I want to solve your immediate problem in the cheapest way possible.

They (the Health Dept) are going to build you in a lot of overbuild – about 10x is the factor. Very very high factor. The rules are such that it is very conservative and there will be overbuild.

Ready to go to Health Dept with new application? Do we have concrete figures for application?

My recommendation is that we take it to the Health Department. It is my understanding that we are hung up at that point. Ready to go. If Health Dept approves you give it to contractors for 3 bids for costs.

Can you help us pick between the contractors?

Sure.

On behalf of Fire Dept, when you figured in the Fire Hall, did you figure for their fluids to come right into the Town's tanks? It won't affect the field lines but will affect the size of the tank. We'll have to pump it from the Fire Hall.

For purposes of permitting we used 2 separate tanks in series. There would be nothing to prohibit you from putting another tank in; in fact it would help because it would give your system a lot of storage that would slowly meter out over time. It's hard to flow by gravity, so I think you're going to be looking at a pump tank. Because of the meeting times, we've used 1500 gal tank.

If we put town on sewer, do they have the capacity?

They are tasked to treat that. If they put you on the system they are responsible to treat it. Never heard anything that makes me think they couldn't. You will pay an impact fee and a bill to them every month from now on. If they didn't have capacity, they couldn't take you on.

Any involvement/information on splitting costs with Fire District?

Nothing. Working to help you get it to contractors for construction costs. Bids should be fairly close in cost.

Construction time frame?

10 days to 2 weeks to get response from Health Dept., faster if we call or hand-carry it to them. Then contractors should be able to get started in about 30 days. Out of water- no more than a day or two. Contractors will build new system and then connect the dots. Then disconnect and connect to new.

If we go with sewer our problems are solved. If we go with septic we may later on have to re-do if we grow?

You have to decide if you want to take all that on now. Same problem with the sewer. Calculate impact fees with the cart barn, dormitory, and all that and compare that. It could be more than you can image. If the Town Hall is sitting alone on a system this can work. Then if you want to do a Fire Hall later, you could connect that, or do a different system for that then. You might want to consider getting the immediate problem solved and at the cheapest way possible and you could always get on the sewer later. You have saved that impact fee and bills you would have paid until whatever time that happens.

So you are looking at putting the Town Hall and Cart Barn on this septic system?

Municipal building and cart barn on one system, but it's limited. You can't put 20 offices over there.

We are looking at adding 2 bathrooms to cart barn when used for offices. When you figure this do they count fixtures or just toilets?

They actually go by square footage, or people per day per shift, couple of different ways as far as the regs go. Which is why it is ambiguous if you don't fit one of these things dead on. Best way to estimate the usage for Fire Hall is to find a Fire Hall that has the same amount of people and used about the same and get their water bill. Then give it that peaking factor to give you that redundancy which is normal engineering practice.

No further questions or discussions. Adjourned at 6:45pm.

Approval Date: 12/11/18

Certification: *Paul A. Calhoun*
Paul A. Calhoun, Mayor

Attest: *Cheryl Self*
Cheryl Self, Town Clerk

