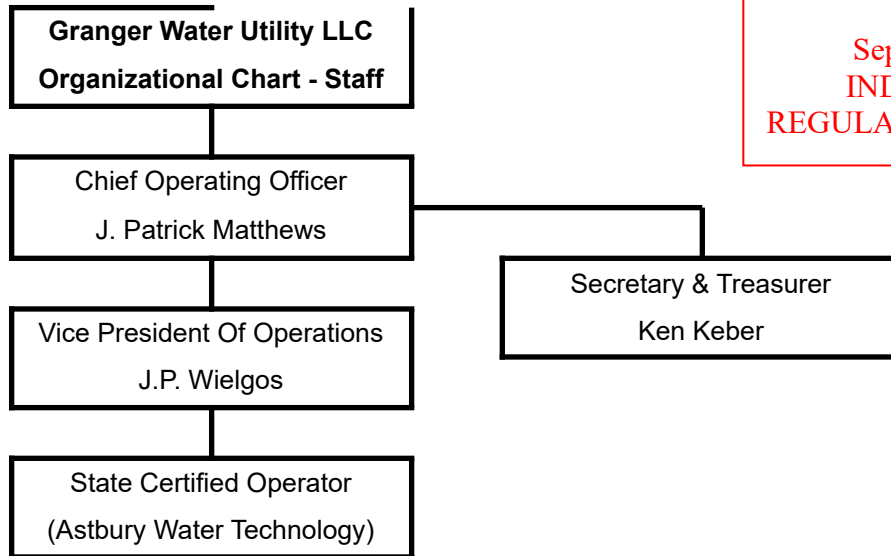


06/22/2021

Corporate Organizational Chart

Organizational structure chart (lifted from the WSMP)

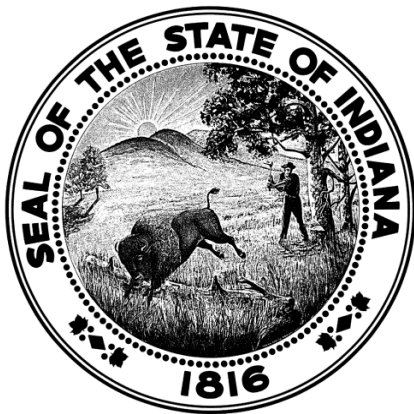


FILED
September 28, 2021
INDIANA UTILITY
REGULATORY COMMISSION

State of Indiana
Office of the Secretary of State
Certificate of Organization
of
GRANGER WATER UTILITY LLC

I, CONNIE LAWSON, Secretary of State, hereby certify that Articles of Organization of the above Domestic Limited Liability Company have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

NOW, THEREFORE, with this document I certify that said transaction will become effective Monday, April 08, 2019.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, April 08, 2019.

Connie Lawson

CONNIE LAWSON
SECRETARY OF STATE

201904081315452 / 8238940

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>

APPROVED AND FILED
CONNIE LAWSON
INDIANA SECRETARY OF STATE
04/08/2019 12:34 PM

ARTICLES OF ORGANIZATION

Formed pursuant to the provisions of the Indiana Code.

ARTICLE I - NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 201904081315452
BUSINESS TYPE Domestic Limited Liability Company
BUSINESS NAME GRANGER WATER UTILITY LLC
PRINCIPAL OFFICE ADDRESS PO Box 4577, South Bend, IN, 46634, USA

ARTICLE II - REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE Individual
NAME John B. Ford
ADDRESS 202 S. Michigan Street, Ste. 600 KeyBank Bldg., So Bend, IN, 46601, USA
SERVICE OF PROCESS EMAIL jford@jonesobenchain.com

I acknowledge that the Service of Process email provided above is the email address at which electronic service of process may be accepted and is publicly viewable.

ARTICLE III - PERIOD OF DURATION AND EFFECTIVE DATE

PERIOD OF DURATION Perpetual
EFFECTIVE DATE 04/08/2019
EFFECTIVE TIME 12:06PM

ARTICLE IV - PRINCIPAL(S)

No Principal on record.

MANAGEMENT INFORMATION

THE LLC WILL BE MANAGED BY MANAGER(S) Yes
IS THE LLC A SINGLE MEMBER LLC? Yes

APPROVED AND FILED
CONNIE LAWSON
INDIANA SECRETARY OF STATE
04/08/2019 12:34 PM

SIGNATURE

THE SIGNATOR(S) REPRESENTS THAT THE REGISTERED AGENT NAMED IN THE APPLICATION HAS CONSENTED TO THE APPOINTMENT OF REGISTERED AGENT.

THE UNDERSIGNED, DESIRING TO FORM A LIMITED LIABILITY COMPANY PURSUANT TO THE PROVISIONS OF THE INDIANA BUSINESS FLEXIBILITY ACT EXECUTES THESE ARTICLES OF ORGANIZATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **April 8, 2019**.

SIGNATURE

John B. Ford

TITLE

Legal Representative

Business ID : 201904081315452

Filing No : 8238940

ADDITIONAL ARTICLES OF ORGANIZATION

- A. Additional Members maybe admitted as provided in the Operating Agreement of the Company.
- B. The dissociation of a Member shall not dissolve the Company unless the remaining Members so elect pursuant to the Operating Agreement.
- C. The Company shall indemnify the Members and Managers to the greatest extent permitted by law.
- D. The Operating Agreement of the Company shall govern all matters not expressly set forth in these Articles.

APPROVED AND FILED
HOLLI SULLIVAN
INDIANA SECRETARY OF STATE
04/07/2021 04:10 PM

BUSINESS ENTITY REPORT

NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 201904081315452
BUSINESS TYPE Domestic Limited Liability Company
BUSINESS NAME GRANGER WATER UTILITY LLC
ENTITY CREATION DATE 04/08/2019
JURISDICTION OF FORMATION Indiana
PRINCIPAL OFFICE ADDRESS PO Box 4577, South Bend, IN, 46634, USA

YEARS FILED

YEARS 2021/2022

EFFECTIVE DATE

EFFECTIVE DATE 04/07/2021
EFFECTIVE TIME 4:10 PM

REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE Individual
NAME John B. Ford
ADDRESS 202 S. Michigan Street, Ste. 600 KeyBank Bldg., So Bend, IN, 46601, USA

PRINCIPAL(S)

No Principal on record.

APPROVED AND FILED
HOLLI SULLIVAN
INDIANA SECRETARY OF STATE
04/07/2021 04:10 PM

SIGNATURE

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **April 7, 2021**.

SIGNATURE

John B Ford

TITLE

Legal Representative

Business ID : 201904081315452

Filing No. : 8973269

http://www.southbendtribune.com/news/business/granger-subdivision-breaks-new-ground-as-largest-single-housing-project-in-decades/article_e98d08dc-51fb-11eb-a3bf-673514fbe8d1.html

Granger subdivision breaks new ground as largest single-housing project in decades

By Ed Semmler South Bend Tribune
Jan 11, 2021



Crews work at the site of a new development called The Hills at St. Joe Farm in Granger. It is the largest new housing development in the area in more than 10 years, and unlike other Granger areas, it comes with water and sewer service.

Buy Now

Tribune Photo/MICHAEL CATERINA

GRANGER — In a largely wooded area in the northeast section of St. Joseph County, workers already are busy at work cutting in streets for what will become The Hills at St. Joe Farm.

Just west of Bittersweet Road and north of the Indiana Toll Road, the project, which is being developed on 76 acres, boasts a couple of firsts for Granger and the region.

With about 230 houses and villas planned for the parcel, it's the largest single-housing project to be undertaken in the area since before the Great Recession, and it will include water and sewer service unlike other Granger developments that generally come with well and septic systems.

"It's a huge subdivision and a scale we haven't seen in decades," said Bill Schalliol, the county's executive director of economic development. "Adding the water and sewer component ups the stakes for future developments."

That's ultimately good for the county as the utilities will allow for a higher density development as houses with wells and septic systems generally require half acre lots or larger. The utilities also will eliminate the potential for problems that follow when septic systems fail.

"We know there is great demand for housing, especially on the eastern side of the county," said Schalliol, adding that the Granger area serves as a midway point for those with jobs in South Bend, Elkhart and even into Michigan.

But the project didn't come without some controversy.

Last year, a citizens' advisory panel recommended against an initial proposal from the county's economic development team asking for a 100 % 10-year property tax abatement and 100% five-year personal property tax abatement for the development.

Members of the group, including Marty Wolfson and Daryl Heller, argued the project didn't meet criteria in the county's tax abatement ordinance, such as creation of permanent jobs, and that taxpayers' money was being given to a developer who was building houses most county residents couldn't even afford. Instead, they offered a reduced three-year abatement.

But developer Pat Matthews and others argued the abatement was targeted at the upfront costs of building a water plant, sewer lines and a lift station for the development, and that it didn't cost the taxpayers' money since the land was undeveloped.

In the end, County Council ended up granting a 100% six-year real property tax abatement and 100% five-year personal property tax, which only applies to the land and equipment needed to build the utility system and ultimately will keep monthly fees reasonable for prospective residents, according to the

developer.

Those connected to the project are estimating that residents will pay roughly \$150 per month for the utility service, which is still slightly higher than average fees paid in municipalities.

County Council ultimately approved the abatement request as it encourages the type of residential development it would like to see more of in the future, creates construction jobs and ultimately helps expand the county's tax base.

Houses and villas in the Hills at St. Joe Farm will range from \$299,000 to about \$500,000 and will range in size from 1,643 square feet for a ranch up to 2,758 for a 1.5-story home.

For a number of years, those involved in residential real estate have been pointing out that a housing shortage in this region and beyond is causing an unprecedented supply shortage that's pushing up prices and in some cases causing bidding wars for desirable properties.

Even with the pandemic, the residential real estate market has remained remarkably strong with closed sales up 4.3% through November and the median sales price up 6.9% to \$155,000 through the first 11 months of last year, according to the Indiana Association of Realtors.

Though Realtors have pointed out the highest demand price point is south of \$300,000, builders have said it's becoming increasingly difficult to keep prices down because of the costs of development, the escalating price of materials and the insistence among buyers for top-end fixtures and materials.

Even with the higher starting price point, the new development will still provide some relief for the housing log jam because of the unique characteristics of The Hills at St. Joe Farm, said Steve Smith, co-owner of Irish Realty.

John De Souza, president of Cressy & Everett Real Estate, and Beau Dunfee, Beau Dunfee, managing broker with South Bend-based Weichert Realtors — Jim Dunfee & Associates, agreed with that sentiment.



Work already has begun at a new development called The Hills at St. Joe Farm in Granger. The project is the largest residential development in the area in more than 10 years and is a first for Granger in that it includes water and sewer service.

[Buy Now](#)

Tribune Photo/MICHAEL CATERINA

“Anything helps right now,” said Dunfee, who pointed out the housing market has had a lack of inventory for at least several years, and that the new project might prompt some existing homebuyers to make a move.

Its location in the Penn-Harris-Madison School Corp, its proximity to both South Bend and Elkhart and its unique features — including water and sewer — will make it stand out in the market, said Smith, whose company will be the exclusive listing agent for the homes.

“Not everyone wants a big suburban lot,” said Matthews, who has concentrated most of his attention in recent years in the area surrounding the University of Notre Dame.

Beyond small and arguably more manageable lots, the new development also will have sidewalks with large tree lawns along the streets and a six- or seven-acre lake with a neighborhood park, Matthews said.

“We tried to incorporate some of the best features that you see in the area’s best neighborhoods,” said Smith, who pointed out the planning for the project has been underway since around 2017.

“It’s the first suburban neighborhood with more of an urban feel,” he said.

Brittany Krugh said she and her boyfriend chose to build a 1,600-square-foot ranch in the development because they needed wanted more living space, its situated midway between their jobs in Elkhart and South Bend and it’s not too far from either of their parents.

She also noted the sidewalks will be nice to have since they have a dog and they also like the modern layouts of the homes, the park and the lake inside the development.

Jerome McKibben, a South Carolina-based demographer who works with school districts here and across the country, said the development is a positive for P-H-M schools, which won’t have any problem absorbing new students.

About 15% of P-H-M enrollment is made up of students from outside the district so the district could simply make adjustments to the number of new students it allows in from the surrounding area.

“It’s positive in that there hasn’t been that big of a development in the district for at least 12 years,” McKibben said. “But it’s not large enough to cause any problems in terms of buildings or staffing.”

Even though the project is just getting underway with a model home under construction and streets still to be paved, Matthews and Smith said there already is a good deal of interest in the project.

Three units already are under contract and there are refundable deposits on nine out of the initial 40 lots, and Matthews believes the first residents will be able to begin moving in by late spring or early summer.

All homes will be built by Capstone Builders and include upscale amenities like quartz countertops, tiled walk-in showers, solid surface flooring and top-end appliances and fixtures, said Smith, adding that there lots of available upgrades.

“We think it could have a pretty wide appeal,” said Smith of the project. “With its utilities and amenities, it could set a new standard for those who are looking for more of a neighborhood feel in a suburban setting.”

Sponsored Content



9 Strange Things Millionaires Do With Their Money, But Most of Us Have Never Tried

BY THE PENNY HOARDER

Ed Semmler

**Granger Water Utility, LLC Timeline
Cause No. 45568**

No.	Milestone	Date
1	Peerless-Midwest contacted (by Pat Matthews?) about developing a ground water supply for a subdivision (The Hills at St. Joe Farm)	Before 11/29/18
2	Peerless-Midwest submits a Scope of Work (assumed for the hydrogeological work / 6-inch PVC well quoted later on 12/19/2018)	11/29/18
3	Peerless-Midwest submits a Quotation to Forest Beach Builders (Attn: Mr. J. Patrick Matthews) for hydrogeology work, pre well site survey, construction permit and 6" dia. PVC cased well (\$35,410.00)	12/19/18
4	Pat Matthew incorporates the Granger Water Utility, LLC	04/08/19
5	Pat Matthews or Peerless-Midwest requests a Well Site Survey by IDEM	Unknown
6	IDEM requests additional information regarding the new well field for the Granger Water Utility, LLC	04/10/19
7	At the request of Ms. Kate Braunschneider (Peerless-Midwest), Ms. Paula Reinhold of IDEM conducts the initial sanitary well site survey for a new well field for the Granger Water Utility, LLC public water system PWSID # IN571002	04/23/19
8	IDEM issues the initial Well Site Survey for the Granger Water Utility, LLC public water system PWSID # IN571002 to Mr. Patrick Matthews, Granger Water Co. LLC	06/11/19
9	Warranty Deed for the transfer of land from The St. Joe Farm Limited Liability Company to The Village Development, LLC, signed by Paul Blum, member	10/31/19
10	Warranty Deed filed at the St. Joseph County Recorder's office	12/10/19
11	<p>On behalf of The Village Development, LLC, Danch, Harner & Associates requests approval from the St. Joseph County Regional Water & Sewer District to allow a private community well & water system for The Hills at St. Joe Farm.</p> <p>Approval to allow a private community well & water system The project is also proposed to be serviced by a private community water system. This system will consist of two wells and water mains run throughout the project along with fire hydrants. The proposed community well facility is shown on lot 230 of the Major Subdivision. The community well will be required to be approved for residential use by the State of Indiana. The developer of the project will be responsible for the maintenance of the community well.</p>	02/07/20 Revised 03/10/20
12	<p>Danch, Harner & Associates requests approval from the St. Joseph County Area Plan Commission to allow a private community well & water system for The Hills at St. Joe Farm.</p> <p><u>Feasibility Study for The Hills at St. Joe Farm Major Subdivision:</u> <u>Per Section 153 .062 (D) of the St. Joseph County Subdivision Control Ordinance,</u> this letter addresses various design aspects of the proposed The Hills at St. Joe Farm Major Subdivision. The owner/developer of this subdivision proposes the following:</p> <p>1). The proposed two-hundred and thirty (230) Lots shown will be serviced by municipal sanitary sewer lines and a private community water system. The</p>	02/07/20

	<p>proposed sanitary sewer system and private community water system will be built by the developer. It is proposed that once the sanitary sewer system is built and approved, the County's Water and Sewer District will then take over control and maintenance of the system. The proposed private community water system will service all lots in the subdivision. The control and maintenance of the private community water system will be done by the developer for an initial time. <u>At a future date and with the approval of the County's Water and Sewer District, the District will take over the control and maintenance of the community water system.</u></p> <p>Emphasis added by the OUCC</p>	
13	Area Plan Comm. Primary Approval of the Hills at St. Joe Farm, APC #7136-20-P	03/19/20
14	Peerless-Midwest completes construction of Well No. 1 South	03/23/20
15	Pat Matthews learns from Peerless-Midwest that he must prepare and submit a <i>Water System Management Plan</i> for IDEM review and approval.	Unknown
16	At the request of Ms. Kate Braunschneider (Peerless-Midwest), Ms. Paula Reinhold of IDEM conducts a second sanitary well site survey for a new well field for The Hills at St. Joe Farm public water system PWSID # IN571002	05/18/20
17	IDEM issues an Amended Well Site Survey to Mr. Patrick Matthews, The Hills at St. Joe Farm public water system PWSID # IN571002.	05/22/20
18	GWU notifies Mishawaka and SJCRW&SD that it “has contracted Peerless Midwest to develop a drinking water supply system” and asks if these existing utilities are “interested in assisting with supplying a potable water supply.” (JTP Note: GWU does not define what they mean by “assisting”. GWU did not request a main extension and did not ask for the cost to extend a water main to serve the subdivision per the main extension rules.)	05/29/20
19	GWU submits the draft <i>Water System Management Plan</i> to IDEM	06/22/20
20	<p>Meeting held at the City of Mishawaka’s request to discuss serving The Hills at St. Joe Farm. Attendees included Mayor David Wood, City Planner Ken Prince, City Engineer Chris Jamrose, Water Manager Dave Majewski, St. Joseph County Economic Development Executive Director Bill Schalliol, and Pat Matthews, Granger Water Utility, LLC</p> <p>(JTP Note: Dave Majewski reported Mishawaka was prepared to have DLZ study the main ext. route, sizing, pressures, etc. but this was not requested by Petitioner.)</p>	08/05/20
21	<p>Pat Matthews email to Travis Goodwin, IDEM, stating he may have misspoken regarding 500 lots and clarifying:</p> <p>“Any narrative mentioning 500 lots/units is purely speculative. The development only has enough land for 229 residential lots as depicted in the provided plat. The developer has not secured any additional land to provide for expansion. We believe it is prudent to size for additional capacity at this time.” He also indicates he believes he will not be regulated by the IURC because he will have fewer than 300 customers.</p>	08/12/20
22	Travis Goodwin email to Pat Matthews informing him that he is incorrect about being exempt from IURC regulation pursuant to Indiana Code 8-1-1.9.4 and that “If you are now anticipating only 229 users, you will have to clarify that in the WSMP revision in the appropriate sections. Also, it appears that utilities formed after June 30, 2018 are under the jurisdiction of the IURC regardless of size.”	08/13/20

23	GWU notifies South Bend, Niles, and Elkhart that it “has contracted Peerless Midwest to develop a drinking water supply system” and asks if these existing utilities are “interested in assisting with supplying a potable water supply.”	08/13/20
24	Dana Lynn, IURC, informs Pat Matthews “As a start up water utility, Granger Water would need to retain an attorney and file a Petition with the Commission requesting approval of initial rates and charges, as well as for financing approval, if necessary.” Dana Lynn also states “expect this process to take at least 6 months.”	08/17/20
25	Pat Matthews email to Ken Keber and Chris Keber: “We need a call to discuss the IURC and rate application for the water plant. Ken...please review attached let me know if you know the CPA in the letter. Maybe we can reach out to him for some guidance.”	08/25/20
26	Pat Matthews prepared the Section 3.3.5 Cost Benefit Analysis in the <i>Water System Management Plan</i> , page 49 of 91(indicated as revised 09/01/2020).	09/01/20
27	Byron L. Miller, P.E. certified that he has reviewed the Cost Benefit Analysis for The Public Water Supply System for the Granger Water Utility, LLC and that “The Granger Water Utility has investigated the cost to connect potable water from three (3) of the closest municipal water supply options” and “the chosen option of installation of a new water plant is the most cost effective solution.”	09/0120
28	St. Joseph County Council First Reading of BILL NO. 90-20: A Resolution determining that the qualifications for an economic revitalization area have been met and confirming Resolution No. R3-20 of the St. Joseph County Council declaring an area of that county to be an economic revitalization area (confirming resolution) petitioner: Granger Water Utility LLC	09/08/20
29	The St. Joseph County Council passes Resolution No. R-8-20, A Resolution determining that the qualifications for an Economic Development Revitalization Area have been met and confirming Resolution No. R-3-20 of the St. Joseph County Council declaring an area of that County to be an Economic Revitalization Area (Granger Water Utility LLC.) This resolution grants GWU a 10-year property tax abatement (land) and a five-year personal property tax abatement (water treatment plant).	10/13/20
30	Dana Lynn reviews the Financial Capacity (numerous unresolved issues).	10/14/20
31	IDEM issues the Certification of Demonstration of Capacity conditionally approves the WSMP (subject to IURC approval of initial rates and charges). IDEM attaches Dana Lynn’s 10/14/2020 Financial Capacity review.	10/22/20
32	Travis Goodwin email to Pat Matthews retransmitting Dana Lynn’s 10/14/2020 Financial Capacity review. “Hello Patrick. I am not sure but think maybe your hardcopy was sent without this attachment included (part of the struggles of most of us being out of the office and working remotely). I will forward it along just in case. Since it is a list of issues that will need to be addressed with IURC, better to get it twice and not have it. I have attached it to this email.”	10/23/20
33	Pat Matthews acknowledges receipt of Travis Goodwin’s 10/23/2020 email.	10/23/20
34	Warranty Deed for the transfer of land from The St. Joe Farm Limited Liability Company to The Village Development, LLC, signed by Paul Blum, member.	10/31/19
35	Warranty Deed filed at the St. Joseph County Recorder’s office.	12/10/19

36	Danch, Harner & Associates submits to IDEM a construction permit application for two new 600 gpm wells, the new WTP, and two 3,000-gallon hydropneumatics storage tanks. (JTP Note: One well was already installed on 03/23/2020 and it appears Peerless-Midwest may have designed the wells and WTP. The WTP construction permit application lists the name of the public water system as Granger Water Utility, LLC PWSID No. IN571002 and the project name as The Hills at St. Joe Farm.)	11/22/20
37	Danch, Harner and Associates submits to IDEM a construction permit application for the water distribution system for Section 1 (40 homes only). (JTP Note: The construction permit lists The Hills at St. Joe Farm, not Village Development, LLC or Granger Water Utility, LLC.)	01/08/21
38	Danch, Harner & Associates submits additional info for the WTP construction permit pertaining to the OxiPlus75 catalytic filter media	02/08/21
39	IDEM issues water main construction permit WS-12230 for Section 1 (40 homes only) to The Hills at St. Joe Farm PWS IN571002.	02/19/21
40	Peerless-Midwest submits quotation to Mr. Pat Matthews, Forest Beach Builders for the new WTP and Well No. 2 South for \$1,037,480. (Well No. 2 at \$68,500, pumps for Well Nos. 1 and 2 at \$61,500 each, WTP at \$809,880, plus \$46,100 other and (\$10,000) discount.	02/24/21
41	IDEM issues the WTP construction permit WS-12205 to The Hills at St. Joe Farm PWS IN571002.	03/19/21
42	IDEM (Travis Goodwin) reminds Pat Matthews that IDEM's WSMP approval and activation of his public water supply was contingent on gaining IURC Rate approval, a process which can take 6 months or more. "Hello Patrick, I know IDEM recently approved the construction permit for your community public water supply, and I saw where you had notified IDEM of plans be [sic] begin construction in the near future. I just wanted to check in since one of the conditions of the water system management plan's certification of capacity was contingent upon gaining rate approval from the IURC. This process can take 6 months or more so I wanted to offer a reminder as you move into the construction phase so there are no delays in the activation of your public water supply in the future. If you have already submitted to IURC you can disregard this reminder."	04/08/21
43	GWU teleconference with OUCC regarding the upcoming initial rate case filing	05/11/21
44	Peerless-Midwest completes construction of Well No. 2 North – 600 gpm	05/24/21
45	GWU Petitions for Initial Rates and Charges with the IURC, Cause No. 45568	06/22/21
46	GWU / OUCC teleconference to discuss the rate filing and OUCC questions.	08/05/21
47	GWU reports the two wells, treatment plant and distribution system are complete.	08/15/21

2019 Annual Report

Water Division

Dave Majewski, Manager

On December 10, 2019 after ninety years in service, our 3-million-gallon reservoir affectionately known as Mabel's (she was the caretaker of this site years ago) which supplies water to the entire distribution system went offline at 2:26 p.m. as a new 2-million-gallon reservoir came online simultaneously.

In 1929 a loaf of bread was 9 cents, a gallon of gas a quarter, and a new car \$643.00. The stock market crashed that year, and it was the beginning of the great depression. Since that time and a lot of history, it has served Mishawaka citizens without fail, and now the old 3-million-gallon reservoir has been drained and cleaned and will be rehabilitated over the coming months and put back in service to continue to serve our city. It will function in unity with the new 2-million-gallon reservoir to give us 5 million gallons in storage to maintain pressure and supply our other pressure districts. The rehabilitation project should be complete by early fall. After years of design and planning and just over a year of construction, this new tank has become a reality. It is complimented with a booster station that now gives us a redundant feed to the south side of Mishawaka. Over one mile of new water main was installed to complete this loop.



New 2-million-gallon water tank under construction

With a floor and walls two feet thick and a roof eighteen inches thick a total of 2900 cubic yards of concrete were used. The weight of that concrete is 11,745,000 pounds. For structural integrity, 50 miles of rebar were used in the concrete; that is about 10 miles greater than the perimeter of Mishawaka. This tank, thoughtfully designed by DLZ, is an engineering marvel that will serve the citizens of Mishawaka for generations to come. HRP did an outstanding job as the general contractor overseeing many sub-contractors, including Grand River Construction who built the tank. This project funded by SRF (State Revolving Fund) is one of the most important projects we have undertaken, as it ensures the safety and quality of Mishawaka's drinking water, and infrastructure which is a top priority for this administration.

Our design continues for a new well field to be constructed at the Juday Creek Golf Course and a treatment plant to be built on the adjoining property. As this report is being delivered, our design is at 90% with projected bidding by early summer. This also includes a new 1.5-million-gallon elevated tank to be constructed at the same time. This tank will increase storage and pressure in the University Park pressure district. We are hoping to break ground in August for these projects. It will take between eighteen



Rendering of the Juday Creek area treatment plant

months and two years to complete this work. Construction of the new Veteran’s Parkway culminated in 2019 with a bridge over Juday Creek where the treatment plant will be built.

This new well field will supply an additional 8.2 million gallons, with room for expansion to supply up to 12.5 million gallons of water per day and will be able to keep up with the new growth in the University Park Pressure District. It will also be able to supply other areas of the city as needed and as demand continues to increase.

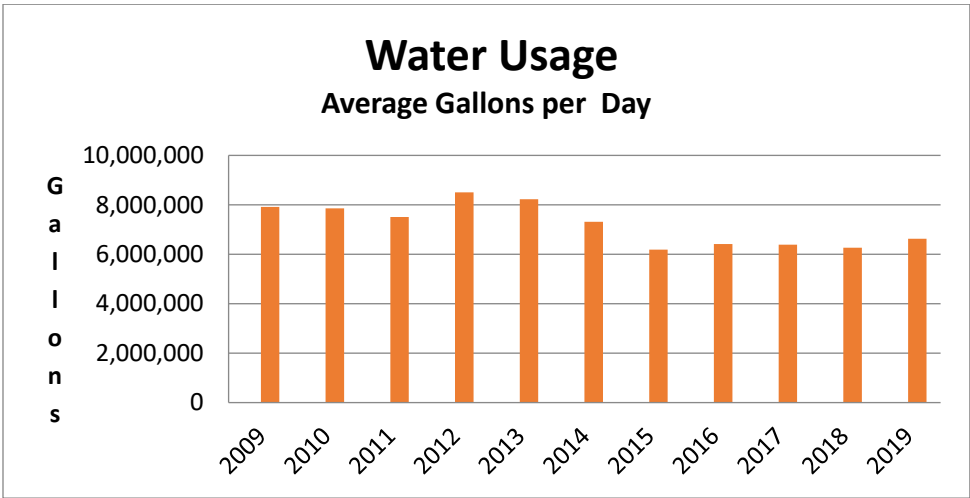


Blair Hills Tank



Dell Allen flushing new distribution line

In 2019 we treated 2.508 billion gallons of water for a daily average of 6.87 million gallon. Our employees worked 1384 hours of overtime as we have people on call 24 hours a day, 7 days a week to monitor and repair distribution system and treatment facility issues.



Water Quality

As every year goes by testing requirements grow more stringent. In 2019 we had two sampling events for UCMR 4, which are unregulated contaminants. These tests help the EPA determine future testing requirements. Looking ahead to 2020, we have our tri-annual lead/copper testing, and we also re-certify our lab with proficiency testing to make sure our results are accurate. We test our water supply daily and make adjustments as necessary. We took over 600 bacteria samples along with over 21,000 other water quality tests in 2019 to ensure our drinking water supply is safe.

Mishawaka Utility Water takes great pride in delivering potable water that meets and exceeds Federal and State requirements to over 17,500 service connections. Our three water treatment facilities can put out a maximum of 31.4 million gallons a day of water into our distribution system if needed, which encompasses over 300 miles of water distribution main. Tony Galassi oversees the Water Quality and Maintenance group and takes on whatever we pile on him. So as we move into 2020, he will be our new assistant manager, while still taking care of the aforementioned departments. Tony will continue to do a great job for us.

Purchasing

All good things must come to an end, and after an impressive 40 year run at Mishawaka Utilities our Operations/Purchasing Coordinator Keith Cooper said goodbye. Keith was a fixture for many years, and his knowledge will be missed. In retirement you may see him around the city taking pictures as he is an accomplished photographer. Thanks for all you have meant to Mishawaka Utilities and the City of Mishawaka.

Angelina Griesinger has taken over Keith's duties as well as continuing her other responsibilities. She has a lot on her plate, but she loves the challenge, and we know she will excel in her new position.



Keith Cooper adding his name to the retirement board.

Maintenance

Our Maintenance Team keeps things working and is responsible for the upkeep of our main office, 3 treatment plants, 22 well houses, booster stations, elevated tanks, in-ground storage reservoirs, and all of the equipment inside of them. This includes but is not limited to the HVAC systems, hundreds of feet of chemical feed and water lines from ½” up to 24”. This group receives chemical deliveries and oversees the maintenance of the wells and high service pumps that are the lifeblood of our distribution system. This group is small, but their work is big, and they handle the challenge every day.



Water Main Installation – Beacon Pkwy

Well Head Protection

Water covers more than two-thirds of the earth's surface, but it is mostly salty and undrinkable. The available freshwater resource is only 2.7% of the available water on earth, but only 1% of the available freshwater is accessible. We must be stewards of this precious and valuable resource. Our Well-Head protection program monitors our aquifers and what is happening around them to keep them safe for future generations.

Meter & Backflow

On the front line is our Meter and Backflow Group. When a call comes in from a customer about a leak, low pressure, no water, a leaking meter, needing water shut off, just to name a few, this group is generally the first to investigate. They work closely with our Business Office who schedules their appointments throughout the day. Along with scheduled appointments are the emergency calls that happen each day. We have someone on call 24 hours a day if a customer needs an emergency shut off.

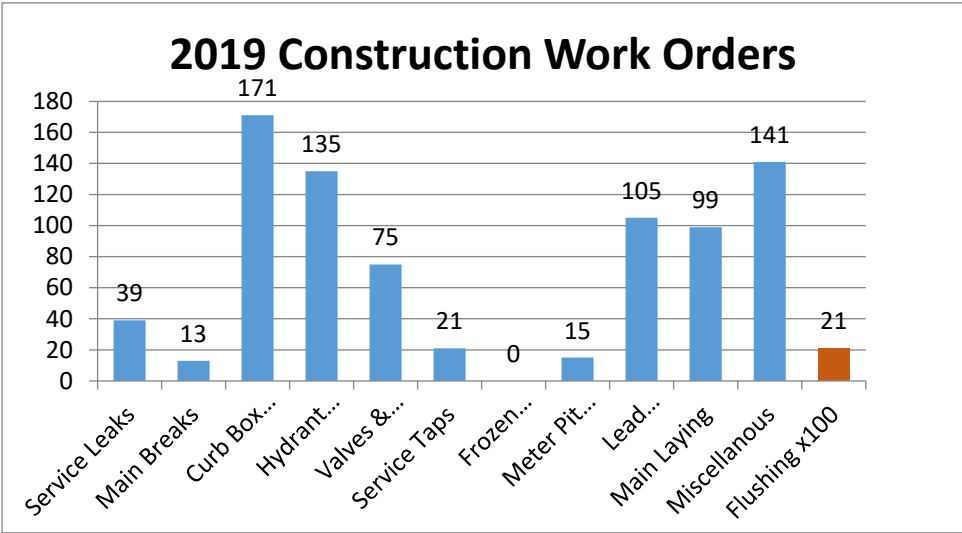


Employees from Mishawaka Water Dept. and DLZ Engineering inspecting the new tank.

I am proud of this group’s dedicated work. They completed 6,871 work orders in 2019. In addition, we also tested 3,909 backflow devices. Backflow devices prevent the potentially harmful contaminants from commercial, industrial, and irrigation activities from siphoning back into Mishawaka’s water supply.

Distribution

Our construction team keeps the water flowing in the distribution system. They are responsible for installing new water main, fixing service leaks and main breaks, removing lead services, and flushing hydrants. These are just a few examples of what they do on a daily basis. This past year we acquired a valve insertion system which allows us to install new valves into pipes that are under pressure. This is a great tool that lets us work on replacing old valves without shutting down parts of the system.



Our crews kept busy installing new water main, over 4 miles or 22,445 feet of pipe anywhere from 6” to 12”. We also added 54 new fire hydrants to our system. Our mission to eliminate lead services continues as we removed 105 lead service lines and replaced them with copper. Helping our

efforts, Ryan Powell was promoted to an operator’s position. We hired a new pipefitter, Cody Tungate, who has been immersed in all aspects of water main construction and repair.

Some 2019 projects included the next phase of the Habitat for Humanity project, Beacon Parkway loop, Vibra Hospital, Helenic Living Center, and Savannah Pass, just to name a few. Another piece of equipment we acquired this past year has already made an impact. Our new hydro excavator allows us to dig in ever-increasingly difficult areas that are packed with utilities, allowing little room to dig. It is basically a big shop-vac on wheels that vacuums out the soil, water, and debris and makes our crew’s job easier and safer as it helps us find damage to and avoid the other buried infrastructure.

2019 Construction Projects	
Beacon Parkway	Reverewood Stoneham Drive
Meijer Drive	Shepard's Way
Habitat Build – Phase 2	12 th Street – Beiger to Byrkit
Ireland Road / Ireland Trail	Logan Street
Savannah Pass / Chapel Hill Drive	

Helping keep our system strong for fire protection is another key role of this department. This past year, improvements in our system along with data we supply helped the Fire Department improve their ISO rating which is short for Insurance Services Office. This classification program plays an important role in the underwriting process of insurance companies, and most use this information to determine policy prices which benefit the consumer.

Experience

At our fall conference the American Water Works association presents its service awards. John Stewart (40) years and Jim Wiesjahn (35) years are two examples of passion to service. John, an operator has installed miles and miles of water main over his years here. Jim, a senior utilityman, is an integral part of our Water Quality and Maintenance Team.



*John Stewart and Jim Wiesjahn
receive their service awards*

Our dedicated staff continues to support Water For People which raises money to help fund clean drinking water and adequate sanitation throughout the world. 1 in 3 people or 2.1 billion do not have access to safe drinking water and 1 in 2 people (4.5 billion) do not have adequate sanitation. Last year alone 800,000 people died due to a lack of safe drinking water.

The Indiana Section of Water for People led the nation for the 4th consecutive year as we donated over \$163,000 dollars in 2019 to work toward an end in fixing this problem.

Our staff maintains multiple licenses through the Indiana Department of Environmental Management. These licenses include Water Treatment, Distribution System Construction and Maintenance, and Backflow. Every year our staff must acquire continuing education credits to

keep their certification current. I am proud of our staff and their dedication to our mission which is clean, safe, drinking water. Mishawaka Water works every day to bring them the best product possible and will always strive to do our best.



Mayor Dave helping out at the new tank



Pumping concrete to the top of the tank



Concrete roof pour



Booster station arrival



Valve insertion equipment installation

We are proud to serve the citizens of Mishawaka. The coming years will bring new treatment facilities, water tanks, water main, and many other improvements that will keep our infrastructure strong for generations to come.

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Water Division

Home > Mishawaka Utilities > Divisions > Water Division

- Backflow Prevention
- Drinking Water Quality Report
- Water Rates & Charges
- Water Tips
- Wellhead Protection

In May of 1874, 1500 feet of water main was laid, extending from private water pumps installed by local manufacturing leaders in order to provide fire protection to the business district. Throughout that first year of operation, a number of groups visited Mishawaka to study our new water works operation.

In 1890, the Mishawaka Water Works Company was incorporated by private citizens and rented to the town. Its purpose was to provide running water to Mishawaka's 3000 citizens, all of whom were relying on wells and cisterns for drinking water. The first facility was constructed on the site now occupied by the Mishawaka Police Department.

On April 3, 1903, the Mishawaka Public Utility Company was created by the City, issuing bonds to purchase the Water Works and finance much-needed extensions of water mains.

Today, we serve a population of roughly 47,620, with about 15,700 connections to our system. We pump an average of 10.1 million gallons per day, with a capacity of 35.2 mgd and a peak summer demand of 23 mgd. Our 31 employees are involved in the construction and maintenance of 290 miles of water main, pumping ground water from our 22 wells located in four well fields. Our Division Street Wellfield/Treatment Plant was placed online in the fall of 2002.

Total Hardness for Mishawaka water is 19 grains per gallon. Additionally, our staff tests our city's water quality 18,250 times every year (an average of 52 tests per day). Our most recent test results can be requested at our Business Office, or [viewed online](#).

While owned by the City of Mishawaka, our efforts are not supported by tax dollars. We are a division of Mishawaka Utilities; our operation is totally financed by the customers we serve. [Public tours and inspections](#) can be scheduled to visit our water treatment facility

Our division takes seriously our responsibility to help protect the groundwater in which the communities in this region rely. It is vital that our children and grandchildren continue receiving benefits from the bountiful supply of fresh, clean drinking water we have come to enjoy and appreciate. Learn more about [Wellhead Protection](#).

Finally, we must by law protect our water supply system from contamination, ensuring that we deliver what our customers have grown to expect when they turn a faucet: fresh, clean drinking water. As such, we are responsible for enforcing state and local backflow prevention regulations. Learn more about [Backflow Prevention](#).



WATER DIVISION

7:00am–4:00pm
Mon–Fri

401 E. Jefferson Blvd.
Mishawaka, IN 46545
Phone (574) 258-1652
Fax (574) 258-1711

Manager
[Dave Majewski](#)
Phone (574) 258-1652

Find us on



[Live Webcam](#)
Gumwood Well Field
1.5 Million Gallon
Water Storage Tank Build

We offer our customers—the citizens who own us—a bountiful supply of safe, clean drinking water. Enjoying one of the lowest [water rates](#) in Indiana, our customers still today marvel at the economy and efficiency of our system. More than 100 years later, Mishawaka still has the best water works for the money in the country.

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OUR MISSION: Working together to build the best hometown in America, by delivering exceptional services, promoting safe and clean neighborhoods, elevating the quality of life, and inspiring pride in our community.

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BOARDS & COMMISSIONS

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- [Board of Public Works & Safety](#)
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- [Historic Preservation Commission](#)
- [Plan Commission](#)
- [Redevelopment Commission](#)
- [Traffic Commission](#)
- [Meeting Calendar](#)

REGULAR MEETING OF THE MISHAWAKA
BOARD OF PUBLIC WORKS AND SAFETY / UTILITY BOARD
November 20, 2018

The regular meeting of the Board of Public Works and Safety/Utility Board was called to order by President Ken Prince at 10:00 a.m. All members were present except Mr. Watson. Ms. Miller moved to dispense with the reading of the minutes of November 13, 2018, and accept them as circulated. Mr. Prince seconded; motion carried.

Quote Opening:

Quotes were received for Sodium Hypochlorite and Sodium Bisulfite for the Water and Wastewater Departments and are summarized below:

VENDOR	Sodium Hypochlorite (per gallon)	Sodium Bisulfite (per gallon)
Rowell Chemical Corporation, Hinsdale, IL	\$0.8250	\$1.3900
Alexander Chemical Corporation, a Carus Company, Peru, IL	\$0.7866	\$1.4100
Webb Chemical Service Corp., Muskegon Heights, MI	No quote	\$1.6985

Mr. Prince said these quotes will be forwarded to the Water and Wastewater Departments for their review and evaluation.

Mayor's Comments:

Mayor Wood said Santa arrives on Saturday, November 24, and the lighting of the City Christmas Tree will be at 6:00 p.m. near the Police Station.

Mayor Wood also thanked all who donated food for the Youth Council who were able to provide meals to 80 families.

Mayor Wood announced a staff meeting would follow today's Board meeting.

Department Head Reports:

Fire Chief Bryon Woodward requested the Board promote Justin Hall and Dwayne Jeter from Probationary Firefighter to the rank of Master Firefighter, effective November 21 2018. Ms. Miller moved to approve as presented. Mr. Prince seconded; motion carried.

Water Division Manager Dave Majewski presented a Water Main Extension Agreement with Panzica Construction for Beacon Granger Hospital at Beacon Parkway and Capital Avenue in the amount of \$51,581.85. Ms. Miller moved to approve as presented. Mr. Prince seconded; motion carried.

Assistant City Engineer Adam Bowden on behalf of Chris Jamrose requested the Board approve Supplemental Agreement #1 with Lawson-Fisher Associates for Donaldson Avenue Reconstruction for an increase of \$24,200.00 for a new not-to-exceed amount of \$74,000.00. Ms. Miller moved to approve as presented. Mr. Prince seconded; motion carried.

Mr. Bowden presented Final Acceptance of work performed and accept 3 Year Maintenance Bond from John Boettcher Sewer & Excavating for Ironworks Development Area Utility. Ms. Miller moved to approve as presented. Mr. Prince seconded; motion carried.

City Planner Ken Prince requested the Board authorize the receipt of quotes for the demolition and removal of the residential building located at 277 E. Fourth Street to be opened December 11, 2018, and moved for its approval. Ms. Miller seconded; motion carried.

Mr. Prince requested the Board renew the contract with Blacharski's Automotive for snow and ice removal services for four (4) municipal parking lots and public sidewalks for lots owned by Redevelopment Department for 2018/2019 snow removal season at the same rates, and moved for its approval. Ms. Miller seconded; motion carried.

Approval of Claims:

City Controller Rebecca Miller presented twenty-three (23) claim dockets in the amount of \$17,006,991.58, and moved for their approval. Mr. Prince seconded; motion carried.

New Business:

There was no new business.

Unfinished Business:

There being no additional business brought before the Board, the meeting was adjourned at 10:08 a.m.

Ken Prince – President of the Board of Public Works and Safety/Utility Board

Kari Myers – Clerk of the Board of Public Works and Safety/Utility Board

ATTACHMENT	SIZE
bpwsm20181120.pdf	29.54 KB

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**REGULAR MEETING OF THE MISHAWAKA
BOARD OF PUBLIC WORKS AND SAFETY / UTILITY BOARD**

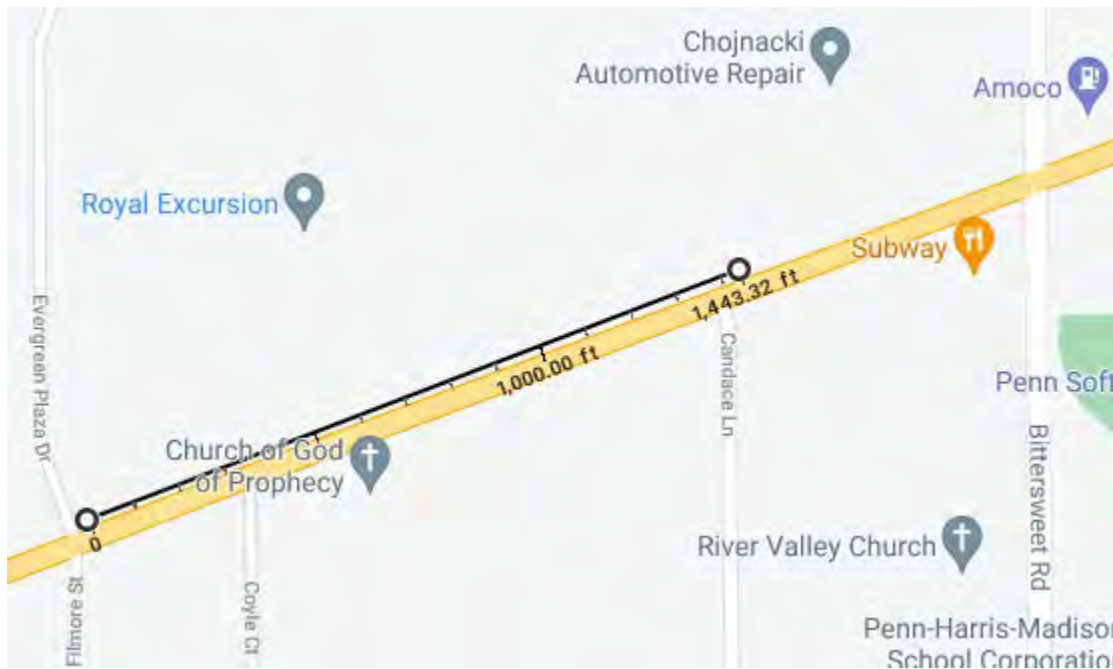
April 27, 2021

The regular meeting of the Board of Public Works and Safety/Utility Board was called to order by President Ken Prince at 10:00 a.m. in the Council Chambers. All members were present. Mr. Watson moved to dispense with the reading of the minutes of April 20, 2021, and accept them as circulated. Ms. Miller seconded; motion carried.

Department Head Reports:

Water Division Manager Dave Majewski requested the Board approve the Water Main Extension Agreement with John Boettcher Sewer & Excavating for Shepherd's Cove Section V in the amount of \$64,484.80. Ms. Miller moved to approve as presented. Mr. Watson seconded; motion carried.

Mr. Majewski presented an Interlocal Agreement between the City of Mishawaka and St. Joseph County for the McKinley Avenue Water Main Extension Project, and Mr. Majewski requested the Board approve the Water Main Extension Agreement with St. Joseph County for McKinley Avenue Water Main Extension in the amount of \$180,163.32. Mr. Watson moved to approve as presented. Ms. Miller seconded; motion carried.



Cost per lineal foot = $\$180,163.32 / 1,443 \text{ feet} = \$125/\text{LF}$ (ductile iron pipe type but unknown diameter – assumed to be at least 8-inches.)

ii. McKinley Avenue Infrastructure Project (Audio Position: 22:27)

1. Resolution 2021-09 - A RESOLUTION OF THE ST. JOSEPH COUNTY
REDEVELOPMENT COMMISSION AUTHORIZING FUNDS FOR THE MCKINLEY
AVENUE WATER MAIN EXTENSION PROJECT

Bill Schalliol: We have been working with Penn Township, City of Mishawaka, and some developers looking at extending a new water line between Evergreen Dr and Bittersweet Rd along the north side of McKinley Ave. A part of the project, we've done design work and easement work but where we are today is we're at a point where we're ready to move forward with the project. There's a new building on the corner of Evergreen & McKinley that will tap into this water line, the Penn Township Fire Station that's being built right now along McKinley will tap into this water line, and we anticipate some other development opportunities in that corridor that will benefit from this water line extension. So we're asking for your permission to pay for phase one of the water main extension and that's a cost of \$180,163. That money will go to the City of Mishawaka to buy materials and pay for the water main project. We're also asking for funds to buy utility easements. There's a total of 8 easements that needs to be obtained between Evergreen Dr and Bittersweet and we've had conversations with the majority of those property owners, we've had the properties appraised by two independent appraisers and the average value has been set so we're just waiting for this approval and Board of Commissioner approval if this is successful to begin that process of acquiring those easements so that we can get this water line in place and moving forward. We do anticipate filing for funding for American Rescue Plan money from the County. Water line extensions are an eligible expense for reimbursement so right now we're set to use Commission funds but ultimately could reimburse ourselves so that we wouldn't be out of pocket and would be able to use that Rescue Plan money to cover these costs.

Thomas Gryp: You said this was phase one and going to cost about \$100,000. How many phases will there be and what is the total aggregate cost of the project?

Bill Schalliol: Great question. In the packet there is a map that shows the phases. So there are two phases. First phase is from just east of Evergreen Dr. to the east side of what will be Candice Ln. Candice Ln will be the extension into a piece of property but it will also serve as the inbound lane for the Fire Station site. So that's the first phase. The second phase is then going from the east side of Candice Ln to Bittersweet. That will connect a line that's on Bittersweet and then connect back into a line that's already running along McKinley. Phase two, we're working with the City of Mishawaka to determine those costs. The biggest challenge there in the estimation is the gas station on the northwest corner of McKinley and Bittersweet, working around some pumps, so we've been working with the gas station owner to determine exactly where the pumps are to make sure that we understand separation and all those things from the pumps and the water main. We would anticipate that that cost could be about \$150,000 to connect from Candice to Bittersweet. It's not required, but it would be good from a pressure standpoint and a connectivity standpoint in the Mishawaka system and we'd have the ability to apply for the Recovery funds to pay for that. Maybe some short term out of pocket money but an opportunity to get reimbursed to move this project forward. It

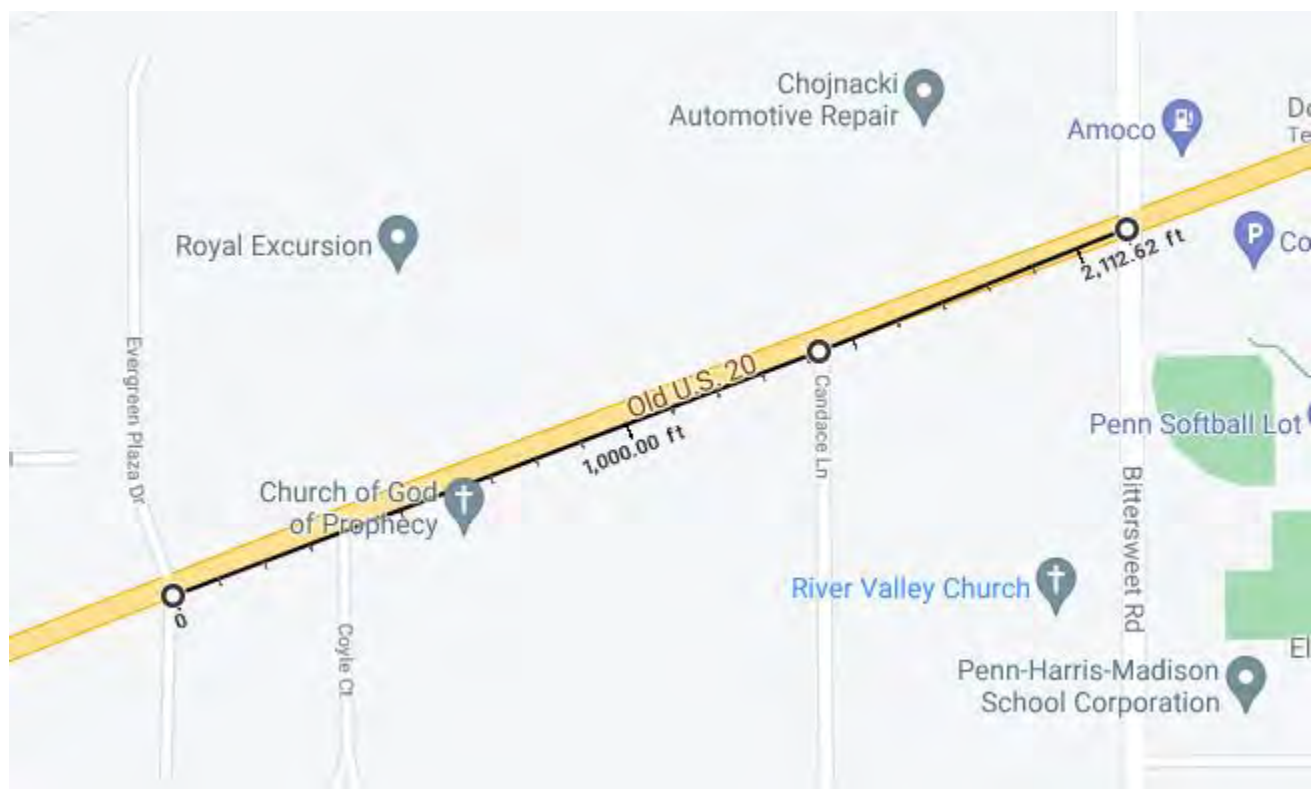
opens up some development sites that have been for sale and have some redevelopment opportunity so an opportunity to get water and the sites would already have Mishawaka sewer so the ability to put some new commercial and industrial sites on water and sewer could be a real win for that area and for development in the TIF district.

Dennis Jordan: Is the approximate \$200,000 the \$200,000 under water in the proposed expenditures that you presented under the financial information under the Capital Ave.

Bill Schalliol: Yes, in the budget that we presented and approved earlier this year, we did anticipate that \$180,000-\$200,000 would come out of TIF. We didn't anticipate that water/sewer/broadband would be eligible reimbursement expenses out of the American Rescue Plan, so we have it budgeted to spend, but if we can be reimbursed, then we will certainly seek reimbursement.

Dennis Jordan: I assumed so but if it hadn't been then we wouldn't have had, theoretically, cash at the end of the year etc.

Upon a motion by Thomas Gryp, being seconded by Jason Critchlow and unanimously carried, Resolution 2021-09 was approved.



Holland, Jackie

From: Jeff McKean <jmckean@lawson-fisher.com>
Sent: Tuesday, June 27, 2017 10:52 AM
To: Holland, Jackie; dmajewski@mishawaka.in.gov
Cc: MELVIN, LIZ; TERNIEDEN, LUCIO; MABRY, LANCE; Mishler, Adrienne; envirohd@co.st-joseph.in.us; Jared Huss
Subject: RE: ws11680 Mishawaka Utilities

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Dear Jackie,

Please accept this email reply as notification that we have received IDEM's Permit for Public Water Supply Construction. Information requested for Condition #1 is noted below in "BLUE" text.

Sincerely,

Jeff

Jeffrey L. McKean, P.E.
Senior Civil Engineer



Lawson-Fisher Associates P.C.
525 West Washington Ave.
South Bend, IN 46601
Office: 574-234-3167
Fax: 574-236-1330
Cell: 574-276-7645

From: Holland, Jackie [mailto:jholland@idem.IN.gov]
Sent: Thursday, June 22, 2017 8:23 AM
To: Jeff McKean <jmckean@lawson-fisher.com>; dmajewski@mishawaka.in.gov
Cc: MELVIN, LIZ <LMELVIN@idem.IN.gov>; TERNIEDEN, LUCIO <LTERNIED@idem.IN.gov>; MABRY, LANCE <LMABRY@idem.IN.gov>; Mishler, Adrienne <AMishler@idem.IN.gov>; envirohd@co.st-joseph.in.us
Subject: ws11680 Mishawaka Utilities

June 22, 2017

Dear Messer's. McKean and Majewski:

Attached is your construction permit. We are now issuing the final permits via email versus regular mail in order to get permits to you faster. Please reply to this email notifying us that you did indeed receive it. We are also sending this email as a reminder that you must notify us at least 10 days in advance of construction beginning, pursuant to Condition #1 of the permit. We are accepting notifications for construction via email at

dwpermits@idem.in.gov. The information you are required to provide for compliance with Condition #1 is below. You may satisfy both requests by "replying to all" to this email, stating you did receive the permit and providing the start of construction information below:

1. Permit #; WS-11680
2. PWSID# 5271009
3. Location of construction; Douglas Road east of Fir Road, City of Mishawaka, St. Joseph County, Indiana
4. Description of construction; Installation of 2,944 feet of 20, 16, 12 and 8 inch Ductile Iron water main pipe
5. Construction start date; Mid-August 2017
6. Anticipated duration of construction; and, Through December 2018
7. Name and Phone # of permittee or permittee's representative who will be present during construction. Dave Majewski (574) 258-1652

Please note that failure to follow this condition or any other condition of the permit shall be grounds for revocation of the permit. If you have any questions on the conditions included in the permit, please contact the permit review engineer listed at the end of the permit.

ALSO, I HAVE ATTACHED OUR NEW CONSTRUCTION PERMIT APPLICATION ALONG WITH INSTRUCTIONS. ONE OF THE KEY DIFFERENCES IS THAT IT INCLUDES ELECTRONIC PAYMENT OPTIONS AND REFERENCES THE MOST CURRENT DRINKING WATER STANDARDS. PLEASE USE IT FOR ANY FUTURE PROJECTS. IT CAN BE DOWNLOADED FROM:

http://www.in.gov/idem/5157.htm#owq_public_water.

*Jacqueline Holland
Administrative Assistant
Indiana Department of Environmental Management
Office of Water Management - Drinking Water Branch
317/234-7425 - W*

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South Bend Tribune

LOCAL

Mishawaka water main to meet needs of growth

City: Aim isn't to recruit Granger customers

Joseph Dits South Bend Tribune

Published 6:00 a.m. ET May 30, 2015

MISHAWAKA — The city of Mishawaka will be extending its water main into a part of Granger this year, but the goal isn't to start running its water out to Granger residents.

The new main will ensure there's enough water pressure as development grows on both sides of the border between Mishawaka and Granger, said Dave Majewski, Water Division manager for the city-owned Mishawaka Utilities.

The water main will be extended north along Gumwood Road from the city border, which is at the northern edge of Toscana Park, and be extended along Brick Road between Gumwood and Fir roads, and south along Fir between Brick and Indiana 23, he said.

St. Joseph County will pay for the roughly 3,500-foot portion on Gumwood, from the northern edge of Toscana Park to Brick, because that will provide greater capacity for fire hydrants, Majewski said.

Granger residents had called the city recently, thinking that city water was headed their way, after they'd received notices in the mail about surveying work.

Yes, residents will be able to tap into the new water main if they choose, Majewski said. But the real intent is to provide a loop through the area, ensuring what officials call "redundancy," or enough water pressure to meet the demands of growth, he said.

City Engineer Gary West said it will balance out the pressure after the county installed a 16-inch water main south toward Mishawaka along Gumwood last year. Also, West said, the city's added water main would ensure needs are met along the city's newly built Beacon Parkway, between Fir Road and Indiana 23, where Memorial Hospital is expected to build a new health and fitness and wellness campus and where other businesses are also expected.

It's the result of the city's water needs assessment in 2014.

The project will go out to bid in about two weeks. Construction could begin in July and be completed by fall, West said.

574-235-6158

jdits@sbtinfo.com

Juday Creek Water Treatment Plant

Services

Water

Market

Local and State Governments

Location

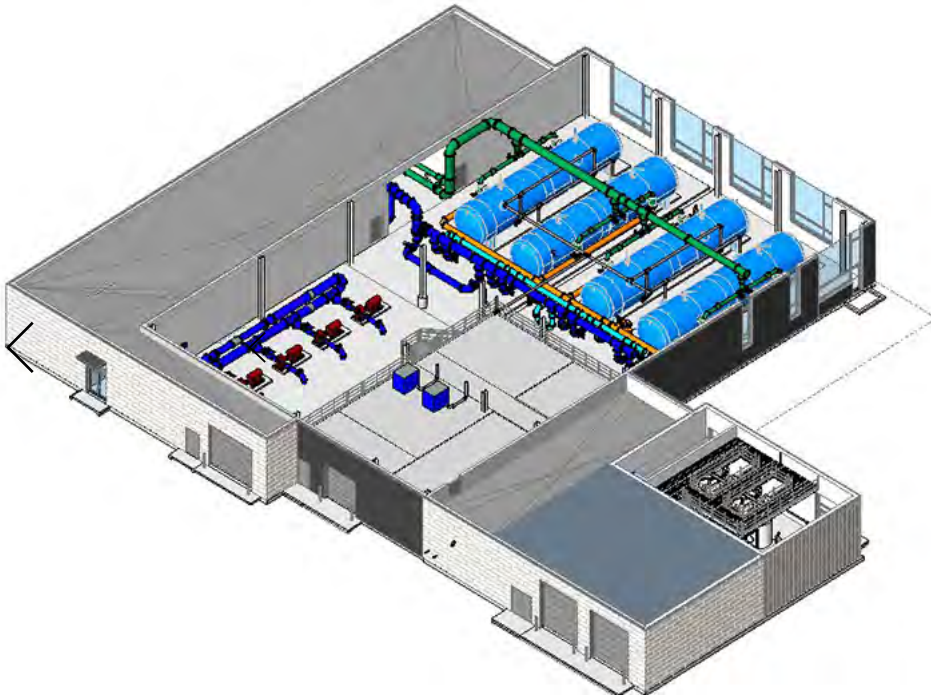
Mishawka, Indiana

DLZ worked with the [City of Mishawka](#) to design its Juday Creek Water Treatment Plant. This 8.2 MGD water treatment plant will remove arsenic, iron, and manganese. Backwash water will also be treated prior to discharge into Juday Creek. The treatment plant is prepared to expand up to 15 MGD.



- Approximately 24,000 square foot building to house all the equipment.
- Pressure filter room, electrical room, SCADA control room, office, restroom, laboratory, break room, backwash clarifier room, dewatering room, maintenance area, and storage pump.
- Water treatment equipment, including horizontal pressure filters, backwash air blowers, and four high service pumps.
- Chemical feed systems include sodium hypochlorite, ferric chloride, orthophosphate, hydrofluoric acid, sodium bisulfite, and polymers.
- Backwash water treatment, including pressure filters, inclined plate clarifiers and dewatering system.
- Associated site appurtenances, including a 0.5 MG ground water storage tank, emergency generator, driveway, parking, grading and drainage, grass landscaping, site lighting, potable water service piping, chemical truck offloading containment area, raw water piping from five wells to the building, and access paths to the five wells.
- Five production wells and well houses, including architectural design and process.
- Two discharges to Juday Creek (one for stormwater, one for decant discharge)
- Extensive coordination occurred with Juday Creek Golf Course Staff, the Friends of Juday Creek, the Juday Creek Task Force, and IDEM to complete construction permits for approval.
- A new lift station design for the plant, connecting to existing forcemain on Veterans Parkway.

Like our work on the Juday Creek Water Treatment Plant, the DLZ team is eager to design solutions that meet your infrastructure needs. If you have any questions about the work we do, check out our [Services](#) page. We also highlight our diverse experience in our [Project](#) profiles. Additionally, feel free to [contact us](#).



ELKHART MUNICIPAL WATER UTILITY

Elkhart, Indiana

5745.293.2572

Schedule of Rates and Charges

(A) Monthly Metered Rates

Each customer shall be charged the following rates based upon the use of water supplied by the Elkhart Municipal Water Utility (Utility). Customers will be billed in either ccf or 100 gallons. ccf equals 100 cubic feet

<u>Block Schedule</u>	<u>Rates per 100 cubic feet (ccf)</u>	<u>Block Schedule (in 100 gallons)</u>	<u>Rates per 100 gallons</u>
First 40 ccf	\$1.48	First 299	\$0.1978
Next 740 ccf	1.14	Next 5535	0.1524
Next 680 ccf	0.91	Next 5086	0.1217
Over 1460 ccf	0.77	Over 10920	0.1029

(B) Service Charge

Each user is subject to the following service charge per month which is added to the volume charge in excess of a minimum user.

<u>Meter Size</u>	<u>Monthly Rates</u>
5/8 inch	\$2.28
3/4 inch	2.50
1 inch	3.07
1 1/2 inch	4.67
2-inch	6.90
3 inch	13.29
4 inch	22.26
6 inch	47.84
8 inch	83.65

ELKHART MUNICIPAL WATER UTILITY
Elkhart, Indiana

Schedule of Rates and Charges
(Continued)

(C) Minimum Charge

Each user shall pay a minimum charge according to the following meter size for which the user will be entitled to the quantity of water shown for each month. This charge includes the monthly service charge listed in (B).

<u>Meter Size</u>	<u>Water Allowance CCF</u>	<u>Water Allowance 100 gallons</u>	<u>Monthly Charge</u>
5/8 inch	4	30	\$8.20
3/4 inch	6	45	11.38
1 inch	10	75	17.87
1 1/2 inch	20	150	34.27
2 inch	32	239	54.26
3 inch	60	449	95.29
4 inch	100	748	149.86
6 inch	200	1496	289.44
8 inch	320	2394	462.05

(D) Fire Hydrants

Municipal and Public Fire Hydrants

Each user shall pay a charge according to the following meter size as shown below:

<u>Meter Size</u>	<u>Annual Charge</u>	<u>Monthly Charge</u>
5/8"	\$33.60	\$2.80
3/4"	36.84	3.07
1"	46.92	3.91
1 1/4"	53.64	4.47
1 1/2"	60.48	5.04
2"	97.32	8.11
3"	369.00	30.75
4"	469.80	39.15
6"	704.64	58.72
8"	972.96	81.08

RECEIVED

INDIANA UTILITY
REGULATORY COMMISSION

ELKHART MUNICIPAL WATER UTILITY
Elkhart, Indiana

Schedule of Rates and Charges
(Continued)

	<u>Annual Charge</u>	<u>Monthly Charge</u>
Private Fire Hydrants – Per Hydrant	\$342.12	\$28.51

(E) Private Fire Protection Service
(Automatic Sprinkler System)

<u>Size</u>	<u>Annual Charge</u>	<u>Monthly Charge</u>
2 inch line	\$37.68	\$3.14
4 inch line	153.72	12.81
6 inch line	342.12	28.51
8 inch line	609.00	50.75
10 inch line	951.24	79.27
12 inch line	1,368.48	114.04

(F) Temporary Users

Water furnished to temporary users, such as contractors, etc. shall be charged on the basis of metered rates as metered or estimated by the utility manager.

EFFECTIVE

JUL 18 2007

INDIANA UTILITY
REGULATORY COMMISSION

ISSUED PURSUANT TO

43191

JUL 11 2007

Date
Indiana Utility Regulatory Commission

ELKHART MUNICIPAL WATER UTILITY

Elkhart Indiana

Schedule of Nonrecurring Charges

Insufficient payment charge	\$15.00
Recording/Release of water liens	\$50.00
Liens are for assessment and tap contracts only	
Trip charge per hour, minimum 1 hour (1)	\$25.00
After hours service call, minimum	\$75.00
Visit to reconnect service (turned off for cause)	\$25.00
Bacteriological analysis	\$32.00
Fill swimming pool	\$125.00
Permanent Disconnection Permit	\$250.00
New customer deposit	\$54.30
Meter testing (5/8"-1")	\$50.00
Damaged or lost meters	At Cost
3" Fire hydrant meter and backflow deposit	\$2,000.00
Fire hydrant use, metered fee	See metered rates and charges on page 1 of the Tariff
Fire hydrant use, un-metered water fee	\$ 76.65 / per hour
Fee for illegal use of hydrant	\$900.00
- The fee for illegal use of hydrant will be \$900.00, plus recovery of charges for the amount of water stolen. Stolen water charges will be calculated using the utility's approved metered rates and charges. The amount of water stolen will be estimated by the utility's superintendent on a per incident basis.	
Repair	Time and Materials
-Labor will be charged at \$25.00 /\$37.50 OT per hour	
-Material will be charged according to material bid plus 20% handling fee	
-Equipment will be charged according to established equipment charges	
Tap Fees	
Up to and including 1"	\$675.00
For taps greater than 1"	Actual Cost

(1) Trip charge includes special meter reading, turn off or turn on sprinkling meter, missed appointments or other services requiring a trip to the customers location.



Mishawaka (Indiana) Municipal Water Utility - Inside City

Home > Mishawaka Utilities > Water > Rates & Charges > Mishawaka Municipal Water Utility - Inside City

SCHEDULE OF RATES AND CHARGES – INSIDE CITY

(effective January 1, 2021)

For the use of and the service rendered by the Water Utility of the City of Mishawaka, Indiana, the following rates and charges based upon the amount of water supplied by said Water Utility.

Residential & Multi-Unit

(a) Metered Rates Per Month	Per 100 Cubic Feet
All consumption	\$2.52
(b) Customer Base Charge	
Each user shall pay a monthly base charge in accordance with the following applicable size meter installed:	
Size of Meter	Monthly Charge
5/8" – 3/4"	\$8.26
1"	\$8.26
(c) Fire Protection Charge	Monthly Charge
	\$6.09

Small Non-Residential

(a) Metered Rates Per Month	Per 100 Cubic Feet
All consumption	\$2.57
(b) Customer Base Charge	
Each user shall pay a monthly base charge in accordance with the following applicable size meter installed:	
Size of Meter	Monthly Charge
5/8" – 3/4"	\$8.26
1"	\$16.67
1 1/2"	\$30.66
2"	\$47.41
3"	\$86.54
(c) Fire Protection Charge	Monthly Charge
Size of Meter	Monthly Charge
5/8" – 3/4"	\$6.09
1"	\$15.22
1 1/2"	\$30.43



WATER DIVISION

7:00am–4:00pm
Mon–Fri

401 E. Jefferson Blvd.
Mishawaka, IN 46545
Phone (574) 258-1652
Fax (574) 258-1711

Manager

[Dave Majewski](#)

Phone (574) 258-1652



Live Webcam

Gumwood Well Field
1.5 Million Gallon
Water Storage Tank Build

Large Non-Residential

(a) Metered Rates Per Month	Per 100 Cubic Feet
First 7,750 cubic feet	\$2.67
Over 7,750 cubic feet	\$1.69

(b) Customer Base Charge
 Each user shall pay a monthly base charge in accordance with the following applicable size meter installed:

Size of Meter	Monthly Charge
4"	\$142.43
6"	\$282.26
8"	\$449.99
10"	\$645.70

(c) Fire Protection Charge	
Size of Meter	Monthly Charge
4"	\$152.15
6"	\$304.36
8"	\$486.98
10"	\$700.02

Hydrant Rental	
Private hydrants – per annum	\$784.21
Private Fire Protection Service	
Sprinkler connection – per annum	
1"	\$21.79
1 1/2"	\$49.11
2"	\$87.16
3"	\$196.09
4"	\$348.63
6"	\$784.21
8"	\$1,394.13
10"	\$2,178.34
12"	\$3,136.86

Non-Recurring Charges
 Refer to Appendix "B".

Effective January 1, 2021

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Mishawaka (Indiana) Municipal Water Utility - Outside City

Home > Mishawaka Utilities > Water > Rates & Charges > Mishawaka Municipal Water Utility - Outside City

SCHEDULE OF RATES AND CHARGES – OUTSIDE CITY

(effective January 1, 2021)

For the use of and the service rendered by the Water Utility of the City of Mishawaka, Indiana, the following rates and charges based upon the amount of water supplied by said Water Utility.

- [Backflow Prevention](#)
- [Drinking Water Quality Report](#)
- [Water Rates & Charges](#)
- [Water Tips](#)
- [Wellhead Protection](#)

Residential & Multi-Unit

- | | |
|---|--------------------|
| (a) Metered Rates Per Month | Per 100 Cubic Feet |
| All consumption | \$2.92 |
| (b) Customer Base Charge | |
| Each user shall pay a monthly base charge in accordance with the following applicable size meter installed: | |
| Size of Meter | Monthly Charge |
| 5/8" – 3/4" | \$9.75 |
| 1" | \$9.75 |
| (c) Fire Protection Charge | Monthly Charge |
| | \$6.09 |

Small Non-Residential

- | | |
|---|--------------------|
| (a) Metered Rates Per Month | Per 100 Cubic Feet |
| All consumption | \$2.93 |
| (b) Customer Base Charge | |
| Each user shall pay a monthly base charge in accordance with the following applicable size meter installed: | |
| Size of Meter | Monthly Charge |
| 5/8" – 3/4" | \$9.75 |
| 1" | \$20.39 |
| 1 1/2" | \$38.10 |
| 2" | \$59.39 |
| 3" | \$109.02 |
| (c) Fire Protection Charge | Monthly Charge |
| Size of Meter | Monthly Charge |
| 5/8" – 3/4" | \$6.09 |
| 1" | \$15.22 |
| 1 1/2" | \$30.43 |
| 2" | \$48.70 |
| 3" | \$91.31 |



WATER DIVISION

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Dave Majewski
Phone (574) 258-1652

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Gumwood Well Field
1.5 Million Gallon
Water Storage Tank Build

Large Non-Residential

(a) Metered Rates Per Month	Per 100 Cubic Feet
First 7,750 cubic feet	\$2.50
Over 7,750 cubic feet	\$1.94

(b) Customer Base Charge

Each user shall pay a monthly base charge in accordance with the following applicable size meter installed:

Size of Meter	Monthly Charge
4"	\$179.94
6"	\$357.19
8"	\$569.87
10"	\$818.04

(c) Fire Protection Charge

Size of Meter	Monthly Charge
4"	\$152.15
6"	\$304.36
8"	\$486.98
10"	\$700.02

Hydrant Rental

Private hydrants – per annum \$784.21

Private Fire Protection Service

Sprinkler connection – per annum

1"	\$21.79
1-1/2"	\$49.11
2"	\$87.16
3"	\$196.09
4"	\$348.63
6"	\$784.21
8"	\$1,394.13
10"	\$2,178.34
12"	\$3,136.86

Non-Recurring Charges

Refer to Appendix "B".

System Charge – This applies to customers who set service prior to adoption of New Water Rates on March 4, 2013.

Commercial customers (using a 1" or larger water service) shall be charged a system charge in an amount equal to 50% of each monthly billing for each service for a period of 72 consecutive months. Non-commercial and all other customers (except schools) shall be charged an amount equal to 25% of the monthly minimum rates for their class of services for a period of 72 consecutive months.

Said monthly billing and minimum rates for the purpose of computing "Systems Charge" shall be determined by the rates established herein. The appropriate rate used at the beginning of a 72 month period shall not be altered during such period. In lieu of monthly payments as aforesaid, the commercial customer shall be permitted to pay a lump sum amount equal to 5/6 of the total estimated time payments, which shall be construed as a commuted present value of the commercial customer's System Charge projected over six (6) years, at the applicable percentage, upon Company's estimate of the commercial customer's future usage. The commuted payment shall be recalculated after the commercial customer has completed twelve (12) full months of usage and a refund or supplemental payment shall be made to adjust the estimated commuted payment. Non-commercial and all other customers shall have the same privilege of commuting their System Charge,

but the same will be based on the flat rates for their class of service and thus no adjustments will be required.

Effective January 1, 2021

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Schedule B (Non-Recurring Charges)

Home > Mishawaka Utilities > Water Division > Rates & Charges > Schedule B

SCHEDULE B – NON-RECURRING RATES AND CHARGES

Mishawaka Municipal Water Utility – Inside City

Mishawaka Municipal Water Utility – Outside City

- [Backflow Prevention](#)
- [Drinking Water](#)
- [Quality Report](#)
- [Water Rates & Charges](#)
- [Water Tips](#)
- [Wellhead Protection](#)

- A. Water Account Service Charge – \$20.00
- B. Sprinkling Meters Turn-on Charge \$20.00
- C. Service Deposits– Service deposits are set by the Utility and can be up to one-sixth of normal annual bill per service location
- D. Failure to Meet Appointment Scheduled Charge – \$15.00
- E. Dishonored Negotiable Instrument Charge – \$20.00
- F. Processing/Disconnect Charge
 - Disconnect During Office Hours—\$25.00
 - Additional Reconnect charges after hours—\$70.00
 - Additional Reconnect charges on Sundays & Holidays— \$90.00
- G. After Hours Service Charge
 - After hours & Saturdays – \$70.00 minimum 1st 2 hours
 - After 2 hours call out time an additional \$35.00 per hour per man
 - Sundays and Holidays – \$90.00 minimum 1st 2 hours
 - After 2 hours call out time an additional \$45.00 per hour per man
- H. Turn Water Services Off/On (For Repair or To Test Plumbing).
No charge during office hours 8–5 – For after hour charges, refer to item G
- I. Late Penalty – 10% of the first \$3.00 plus 3% of the balance
- J. Meter Tampering Charge
 - First Offense – Actual cost of parts, labor, equipment and overhead plus cost of service estimated to have been used, based on prior history – \$75.00 + damages and a police report filed with police.
 - Second Offense – Same as above, plus \$250.00 + damages.
 - Subsequent Offenses – Same as second offense, plus disconnection of service
- K. Violation of Fire Service Agreement – Illegal use of fire hydrant
 - 1. First Offense – \$500.00
 - 2. Subsequent Offense – \$1000.00 and subject to criminal charges
- L. Construction Permit Fees



WATER DIVISION

7:00am–4:00pm
Mon–Fri

401 E. Jefferson Blvd.
Mishawaka, IN 46545
Phone (574) 258–1652
Fax (574) 258–1711

Manager
[Dave Majewski](#)
Phone (574) 258–1652

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Gumwood Well Field
1.5 Million Gallon
Water Storage Tank Build

150 day Residential
\$65.00

240 day Commercial
Per Building – \$ 135.00 or \$ 5.00 per unit (whichever is larger)

320 day Industrial
Per Building – \$ 600.00

M. New Service Address Meter Charges – Contact Water Department for current cost
– 574-258-1652

Meter Size	Charge
5/8" – 3/4" (touch pad)	Meter Charges are based on: Actual cost of equipment plus Installation labor costs plus Shipping/Handling/Transportation costs
1"	
1 – 1/2"	
2"	
3" & larger	

Damage to Existing System Actual cost of repair

N. Meter Test at Customer Request

Meter Size	Test Fee
5/8" – 1"	\$25.00
1 – 1/2" – 2"	\$48.00
3" & larger	Actual Cost

(No charge for first & second meter testing if second test has been requested twelve months after of the first testing.)

O. Hydrant Use Agreement

Hydrant Permit Charge – \$35.00

Deposit \$ \$750.00

Damages to hydrant – repair cost to be deducted from deposit before refund, plus cost of water used, or per month (whichever is larger) \$ 50.00 minimum.

Township Hydrant Use (Fire Department Use Only) \$ 25.00 plus cost of water.

P. Tapping Permit

Existing taps never used and no fee paid at time of installation

	Residential
3/4"	\$1,198.00
1"	\$1,203.00
1 – 1/2"	\$1,564.00
2"	\$1,738.00
	Commercial
3/4"	Actual Current Cost

1"	Actual Current Cost
1-1/2"	Actual Current Cost
2"	Actual Current Cost
Commercial/Industrial	
4"	Actual Current Cost
6"	Actual Current Cost
8"	Actual Current Cost
10"	Actual Current Cost
12"	Actual Current Cost

ALL NEW TAPS – ACTUAL CURRENT COST – CONTACT WATER DEPARTMENT FOR CURRENT PRICING – 574-258-1652

Q. LEAD SERVICE LINE REPLACEMENT TAP COSTS – (DOES NOT INCLUDE METER)

Size	Cost
5/8" – 3/4"	\$1,198.00
1"	\$1,203.00
1-1/2"	\$1,564.00
2"	\$1,738.00

R. LAND IMPROVEMENT CHARGES

Non-Residential	
Water Main	Charge / Linear Foot
6"	\$12.00
8"	16.00
10"	20.00
12"	24.00
14"	28.00
16"	32.00
20"	40.00
24"	48.00
Residential	
1/2 of the current cost of a 6" water main (100 feet maximum)	

Revised March 5, 2013

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CITY OF SOUTH BEND, INDIANA
SCHEDULE OF WATER WORKS RATES AND CHARGES

Page 1 of 5

Section I. Rates

(A) Usage Per Monthly Billing Period.			Rate Per <u>100 Cubic Feet</u> (Upon Effective Date)	Rate Per <u>100 Cubic Feet</u> (12 Months After Effective Date)
First	500	cubic feet	\$2.094	\$2.554
Next	1,500	cubic feet	1.818	2.218
Next	5,500	cubic feet	1.598	1.950
Next	22,500	cubic feet	1.407	1.716
Next	90,000	cubic feet	1.104	1.347
Over	120,000	cubic feet	0.855	1.043

(B) Minimum Charge.

<u>Meter Size</u>		<u>Allowed Usage</u> (In Cubic Feet)	<u>Monthly Minimum</u> (Upon Effective Date)	<u>Monthly Minimum</u> (12 Months After Effective Date)
5/8	inch meter	452	\$ 9.46	\$ 11.54
3/4	inch meter	675	13.65	16.65
1	inch meter	1,260	24.28	29.63
1-1/2	inch meter	3,053	54.56	66.57
2	inch meter	5,711	97.04	118.39
3	inch meter	14,090	218.33	266.37
4	inch meter	26,163	388.16	473.56
6	inch meter	69,073	873.54	1,065.72
8	inch meter	133,701	1,553.00	1,894.66
10	inch meter	235,781	2,426.01	2,959.73
12	inch meter	360,542	3,492.99	4,261.45

(C) Metered water charges shall be the larger of the minimum charges of subparagraph (B) or the rate charges of subparagraph (A) of this Section. In the case of multiple meters under a single billing entity, the charges shall be computed for each meter separately, not the summation of usage.

Issued Pursuant to
Cause No. 44951
March 7, 2018
Indiana Utility Regulatory Commission
Water/Wastewater Division

Approved by the Indiana Utility Regulatory Commission
Cause No. 44951, Order Dated March 7, 2018
Issued By: Eric C. Horvath, Executive Director of Public Works
Department of Public Works
227 West Jefferson Boulevard
South Bend, Indiana 46601

EFFECTIVE
March 7, 2018
Indiana Utility Regulatory
Commission

CITY OF SOUTH BEND, INDIANA
SCHEDULE OF WATER WORKS RATES AND CHARGES

Page 2 of 5

(D) Public Fire Protection Charges, Per Month, Per Customer Connection.

			(Upon Effective Date)	(12 Months After Effective Date)
5/8	inch	connection	\$ 2.75	\$ 3.35
3/4	inch	connection	2.75	3.35
1	inch	connection	7.04	8.59
1-1/2	inch	connection	15.84	19.32
2	inch	connection	28.13	34.32
3	inch	connection	63.32	77.25
4	inch	connection	112.58	137.35
6	inch	connection	253.30	309.02
8	inch	connection	450.28	549.34
10	inch	connection	703.57	858.36

(E) Private Fire Protection Service, Automatic Sprinkler, Per Annum.

			(Upon Effective Date)	(12 Months After Effective Date)
1	inch	connection	\$ 43.46	\$ 53.02
2	inch	connection	87.56	106.82
3	inch	connection	175.11	213.63
4	inch	connection	349.90	426.87
6	inch	connection	433.78	529.22
8	inch	connection	744.93	908.82
10	inch	connection	1,164.34	1,420.50
12	inch	connection	1,678.70	2,048.01

(F) Temporary Service

Temporary service, where metered, shall be calculated upon the registration of a meter or meters installed at the approved meter rates. In such cases as the Utility may deem it impractical to install a meter for temporary service, there shall be a minimum monthly charge of Twenty-Nine Dollars (\$29.00). If the water consumption computed at approved rates is known to be in excess of the Twenty-Nine Dollars (\$29.00) minimum charge, an authorized agent of the Utility shall have the right to estimate said water usage and the estimated usage shall be billed at the approved meter rates.

Issued Pursuant to
Cause No. 44951
March 7, 2018
 Indiana Utility Regulatory Commission
 Water/Wastewater Division

Approved by the Indiana Utility Regulatory Commission
 Cause No. 44951, Order Dated March 7, 2018
 Issued By: Eric C. Horvath, Executive Director of Public Works
 Department of Public Works
 227 West Jefferson Boulevard
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EFFECTIVE
March 7, 2018
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CITY OF SOUTH BEND, INDIANA
SCHEDULE OF WATER WORKS RATES AND CHARGES

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Section II. Water Service Fund Charge

All water users shall be assessed a monthly charge of \$2.10. This amount is placed into the Water Service Fund and used solely for the repair and/or replacement of leaking water service lines.

Section III. Bulk Sales Charges

Sales tanker trucks or other bulk users shall be metered or estimated where metering is not feasible and the rates and charges shall apply except there shall be a minimum charge of Twenty-Four Dollars (\$24.00) per month. Public Fire Protection Charges, as outlined in Section I(D) above, will not apply to temporary connections used to meter bulk sales volumes.

Section IV. Suburban Rates

Customers with water service outside the City limits shall incur an additional surcharge of fourteen percent (14%) on all the rates and charges outlined in Section I. Rates and charges shall include the Public Fire Protection Charges and Private Fire Protection Service as outlined in Section I(D) and I(E) above.

Issued Pursuant to
Cause No. 44951
March 7, 2018

Indiana Utility Regulatory Commission
Water/Wastewater Division

Approved by the Indiana Utility Regulatory Commission
Cause No. 44951, Order Dated March 7, 2018
Issued By: Eric C. Horvath, Executive Director of Public Works
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March 7, 2018

Indiana Utility Regulatory
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CITY OF SOUTH BEND, INDIANA
SCHEDULE OF WATER WORKS RATES AND CHARGES

Page 4 of 5

Section V. Non-Recurring Charges

A. Tap Charges:

The charge for installation of a 1-inch tap shall be Five Hundred Dollars (\$500.00), which shall include the installed tapping valve and the material for the curb valve and box, but shall not include any service line. Charges for taps larger than 1-inch shall be at cost.

B. Other Non-Recurring Charges:

Delinquency Processing Fee (Disconnect/Reconnect)	\$ 33.00
Non-Sufficient Funds/Charge-Back Fee	20.00
Service Initiation Fee	30.00
Meter Downsize (to change a meter that is 1" or smaller without replumbing)	32.00
Frozen/Damaged/Missing Meter	At Cost
Inspection & Testing Fee for Backflow Prevention Devices:	
1-1/2 inch meter or smaller	50.00
2 inch meter or larger	75.00
Missed or Return Trip Fee	15.00
Unauthorized User of Water System	200.00
Water/Sewer Verification Fee	4.00
Stop Box Disconnection/Reconnection Fee*	750.00
Demolition Fee (Inspection Fee)	75.00
Late Payment Charge:	
On First Three Dollars (\$3.00) of the water charge	10%
Amount in Excess of Three Dollars (\$3.00) of the water charge	3%

Issued Pursuant to
Cause No. 44951
March 7, 2018

Indiana Utility Regulatory Commission
Water/Wastewater Division

Approved by the Indiana Utility Regulatory Commission
Cause No. 44951, Order Dated March 7, 2018
Issued By: Eric C. Horvath, Executive Director of Public Works
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227 West Jefferson Boulevard
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March 7, 2018

Indiana Utility Regulatory
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CITY OF SOUTH BEND, INDIANA
SCHEDULE OF WATER WORKS RATES AND CHARGES

Page 5 of 5

* The \$750 Stop Box Disconnection & Reconnection Fee shall apply in circumstances of Unauthorized Use as described in Section VI. UNAUTHORIZED USE OF SERVICE of Petitioner's Rules and Regulations for Water Utility Service, which provides in pertinent part:

Tampering, theft, and unauthorized use of utility service are prohibited. When found and/or reported, each case shall be investigated by the utility for verification.

A) Unauthorized Use.

If prior to the start of services described in Section IV. ESTABLISHING PROPER SERVICE, the Utility shall determine a customer's water service has been turned on without authorization, the Utility may turn off the water without notice and may take progressive steps to prevent any future unauthorized usage, including but not limited to permanent disconnection of the service line at the main.

Upon determination that unauthorized usage has occurred, the owner and/or customer shall be notified in writing of the Utility's findings. The owner and/or customer will have 10 business days from the date of the letter to refute such findings.

**Issued Pursuant to
Cause No. 44951
March 7, 2018**

Indiana Utility Regulatory Commission
Water/Wastewater Division

**Approved by the Indiana Utility Regulatory Commission
Cause No. 44951, Order Dated March 7, 2018
Issued By: Eric C. Horvath, Executive Director of Public Works
Department of Public Works
227 West Jefferson Boulevard
South Bend, Indiana 46601**

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March 7, 2018

Indiana Utility Regulatory
Commission

CITY OF SOUTH BEND, INDIANA

SCHEDULE OF WATER WORKS RATES AND CHARGES

Appendix A
Page 1 of 2

System Development Charge for Water inside and outside City limits.

1. For purposes of this section "ERU" shall be defined as an equivalent residential unit which means a single family residence. For purposes of customers that are not single family residences, one ERU shall equal estimated water flows of 310 gallons per day. No customer will be less than one ERU. There will be no partial ERU's. The City shall round down to the closest applicable ERU calculation at all times.

2. Except as provided in Subsections 5. and 6. of this Section, for every new connection to the South Bend Municipal Water Works, a system development charge of \$475 shall be collected per ERU and additional portion thereof to be connected. All charges shall be billed by the City at the time the application for service is filed.

3. System development charges per ERU shall also be collected from existing customers undertaking activities producing a permanent increase in water flow of greater than 310 gallons per day. This subsection shall not apply to an existing customer who has, by contract, purchased reserved capacity from the City so long as the customer's flows remain within the reserved capacity. A permanent increase shall be deemed to have occurred when the average flow rate for six (6) consecutive months exceeds the current flow rate by at least 310 gallons per day.

4. For multifamily structures (e.g., apartments, condominiums, mobile home communities), each individual unit shall be one ERU. For all other types of structures, the ERU calculation shall be based upon the ratio of Average Daily Flow as computed pursuant to 327 IAC 3-6-11 in relationship to 310 gallons per day. For structures not listed in 327 IAC 3-6-11, the ERU shall be calculated as the relationship between the Average Daily Flow reported in the water capacity certification for the structure and 310 gallons per day.

5. For customers with greater than 20 ERUs as calculated pursuant to subsection 4. of this Section, the ERU shall be adjusted based upon the Peaking Factor as computed herein. The Peaking Factor shall be calculated by dividing the Peak Daily Flow by the Average Daily Flow, both as reported in the water capacity certification. In no event will a Peaking Factor less than 2.0 be used for purposes of the adjustment described in this Subsection. The Peaking Factor divided by 4.0 (the Peaking Factor for residential connections) will be multiplied by the number of ERUs for purposes of computing the system development charge owed by the customer. The City Board of Works may execute a contract with the customer authorizing an increase to the initial System Development Charge based upon actual usage data that is collected after connection.

Approved by the Indiana Utility Regulatory Commission
Cause No. 44892, Order dated May 10, 2017

Issued By: Eric Horvath, Executive Director
Department of Public Works
227 West Jefferson Blvd. • Suite 1300 N
South Bend, Indiana 46601

Issued Pursuant to
Cause No. 44892
May 10, 2017
Indiana Utility Regulatory Commission
Water/Wastewater Division

EFFECTIVE
May 12, 2017
Indiana Utility Regulatory
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CITY OF SOUTH BEND, INDIANA

SCHEDULE OF WATER WORKS RATES AND CHARGES

Appendix A
Page 2 of 2

6. Where a prospective customer seeks to connect a new structure on property which replaces a prior structure of a similar use what was located on the same property and which was connected to the South Bend Municipal Water Works, no system development charge will be collected. For instance, if the prior structure was a single family structure and the new structure is to be used as a multi-family structure, a system development charge, as contemplated herein this Ordinance, shall be charged. The Board of Public Works shall make the final determination of whether the new property structure is a similar use to the prior property structure for the purposes of this subsection.

Issued Pursuant to
Cause No. 44892
May 10, 2017
Indiana Utility Regulatory Commission
Water/Wastewater Division

EFFECTIVE
May 12, 2017
Indiana Utility Regulatory
Commission

Approved by the Indiana Utility Regulatory Commission
Cause No. 44892, Order dated May 10, 2017

Issued By: Eric Horvath, Executive Director
Department of Public Works
227 West Jefferson Blvd. • Suite 1300 N
South Bend, Indiana 46601

City of Niles Utilities Department
Niles, Michigan

Rate 30 & 35

Schedule of Water Rates
Effective on and after October 1, 2021

**RATE 30: WATER CUSTOMERS INSIDE CITY LIMITS
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL**

<u>PER MONTH</u>		<u>PER 100 CU. FEET OF WATER</u>	<u>RATE</u>
For the first	30,000 cu.ft. or less	\$2.22	10001
For all excess		\$2.22	

**RATE 35: WATER CUSTOMERS OUTSIDE CITY LIMITS
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL**

<u>PER MONTH</u>		<u>PER 100 CU. FEET OF WATER</u>	<u>RATES</u>		
			<u>Howard</u>	<u>Bertrand</u>	<u>Milton</u>
For the first	30,000 cu.ft. or less	\$3.55	10021	10031	10041
For all excess		\$3.00			

**MONTHLY CUSTOMER CHARGE BASED ON METER SIZE AS
FOLLOWS:**

<u>Meter Size</u>	<u>City Water Customers Customer Charge</u>	<u>RATES</u>	<u>Non-City Water Customers Customer Charge</u>	<u>RATES</u>		
				<u>Howard</u>	<u>Bertrand</u>	<u>Milton</u>
5/8"	\$17.00	10501	\$25.50	10521	10531	10541
1"	\$35.50	10502	\$53.25	10522	10532	10542
1-1/2"	\$79.67	10507				
2"	\$98.00	10503	\$147.00	10523	10533	10543
3"	\$191.75	10504	\$287.75	10524	10534	10544
4"	\$273.25	10505	\$410.00	10525	10535	10545
6"	\$421.25	10506	\$632.00	10526	10536	10546

DELAYED PAYMENT CHARGE (Rate 20201)

The above rate is net if paid in full on or before the due date of the bill. On all accounts not so paid, an additional charge of five (5) percent of the amount of such bill will be made.

BULK WATER RATE (Rate 10033)

The above rate is charged at \$5.14 / 100 cu. ft.

NOTE: 100 Cubic Feet is equal to 748 gallons of water.

Approved by the Council on April 26, 2021 In-City and September 14, 2020 Non-City

Q-4-17: Reference Section 3.3.5 Cost benefit analysis of Attachment JPM-6, Water System Management Plan (pages 49 - 51 of 91). Please identify, provide or answer the following:

- a. Name of the person or entity that prepared the cost benefit analysis on page 49.
- b. Sizes and capacities of water mains and booster stations (i.e., diameter and pipe type, booster station capacities in gallons per minute, etc.).
- c. Support documentation for the \$285 per LF water main cost and the \$500,000 cost for each booster station.
- d. Location of the assumed connection points to the Mishawaka, South Bend and Elkhart municipal water systems that were used to establish the length of each water main extension.
- e. Why did Petitioner only evaluate capital costs in the cost benefit analysis?

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

- a. The cost benefit analysis was prepared by J. Patrick Matthews and approved by Burne Miller, P.E.
- b. The cost benefit analysis does not include this level of detail; however, the estimate of \$285 per lineal foot is all-inclusive, meaning this number includes due diligence costs, civil engineering, route surveys, staff time, subcontractors, materials, entitlements, etc.
- c. See Granger Water's response to Q-4-17(b). The pumping station estimate was validated verbally by Peerless.
- d. The lineal footage estimate was established via satellite map measurements. After taking said measurements, no further documentation was made.
- e. The initial cost difference was substantial enough that no additional investigation was necessary.

Q-5-1: Please provide documentation supporting the distribution system's cost of \$9,250 per lot. Please show all calculations. Please identify and quantify all inputs.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

See Attachment OUCC 5-1.

**The Village Development
(d/b/a The Hills at St Joe Farm)
Section 1 Water Distributin Cost Budget**

Number of Lots:		40
Other Soft	48,000	1,200
Site prep	40,400	1010
Mobilization	25,600	640
Watermain install	208,000	5,200
Engineering	48,000	1,200
Totals	370,000	9,250

Q-6-1: Please provide all invoices to date for the design, permitting and installation of the water distribution system, including the water main along Olympus Pass from the water treatment plant to Brick Road and the water mains along Brick Road and Andes Court.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

Please see Attachment OUCC 6-1.zip, which contains Draws 1-6 with supporting invoices.

The OUCC has omitted 126 pages of water treatment plant invoices that Petitioner provided instead of the requested water distribution system invoices.

Q-6-2: Please identify the following:

- a. Total cost paid for the water distribution system.
- b. Total length of water main installed (lineal feet).
- c. Number of fire hydrants installed.
- d. Number of valves installed.
- e. Number of service connections installed for the water mains along Olympus Pass, Brick Road, and Andes Court.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

- a. See Attachment OUCC 5-1.
- b. See Attachment OUCC 4-14.
- c. See Attachment OUCC 4-14.
- d. See Attachment OUCC 4-14.
- e. See Attachment OUCC 4-14.

Q-6-3: For the water distribution system completed to date along Olympus Pass, Brick Road, and Andes Court., please identify the costs remaining to be invoiced and paid. If the remaining costs are unknown, please state Petitioner's best estimate of those costs.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

Please see Attachment OUCC 6-1, specifically the last column labeled "Balance to Complete" on Page 3 of TCU GWU Draw 6 210831.pdf.

Q-6-6: Please identify who conducted inspections and provide copies of all progress inspections for the groundwater wells and water treatment plant construction. If no progress inspections were completed, so state.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

Peerless Midwest handled this scope of work. Granger Water does not have copies of any progress inspections to the extent the requested documents exist.

Q-6-7: Please identify who conducted inspections and provide copies of all progress inspections for the water distribution system construction. If no progress inspections were completed, so state.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

Seldge Construction handled this scope of work. Granger Water does not have copies of any progress inspections to the extent the requested documents exist.

Q-6-8: Please provide copies of all material invoices for water main piping, fittings, valves, service taps, service lines, and hydrants.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

Please see Attachment OUCC 6-8.

SELGE CONSTRUCTION COMPANY, INC.
 2833 S. 11TH STREET NILES, MICHIGAN 49120-4421
 PHONE: 269-684-0342 FAX: 269-684-0346

PAY REQUEST NO: ONE
 PROJECT: THE HILLS AT ST. JOE FARM, GRANGER INDIANA
 OWNER: THE VILLAGE DEVELOPMENT LLC

PERIOD: December 1, 2020 to December 31, 2020

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PROJECT	CO #	UNITS THIS INVOICE	COST THIS INVOICE	UNITS TO DATE	COST TO DATE	UNITS TO COMPLETE	COST TO COMPLETE	UNITS AT COMPLETION	COST AT COMPLETION	PERCENT COMPLETE	UNITS OVER ESTIMATE	
1	1	LS	MOBILIZATION	\$68,550.00	\$68,550.00		0.75	\$51,412.50	0.75	\$51,412.50	0.25	\$17,137.50	1	\$68,550.00	75%	0	
2	1	LS	SANITARY SEWER	\$181,500.00	\$181,500.00		0.4	\$64,600.00	0.4	\$64,600.00	0.6	\$96,900.00	1	\$181,500.00	40%	-1	
3	1	LS	STORM SEWER	\$188,000.00	\$188,000.00			\$0.00	0	\$0.00	1	\$188,000.00	1	\$188,000.00	0%	-1	
4	1	LS	WATERMAIN	\$208,000.00	\$208,000.00			\$0.00	0	\$0.00	1	\$208,000.00	1	\$208,000.00	0%	-1	
5	1	LS	ASPHALT & GRAVEL	\$228,950.00	\$228,950.00			\$0.00	0	\$0.00	1	\$228,950.00	1	\$228,950.00	0%	-1	
					\$855,000.00												
							SUBTOTAL :	\$116,012.50		\$116,012.50				\$758,987.50		\$855,000.00	14%
							RETAINAGE :	\$5,800.83		\$5,800.83							
							TOTAL DUE :	\$110,211.88		\$110,211.88							
														Contract Amount:		\$855,000.00	
														Difference at Completion:		\$0.00	

Pay Request #1 Summary


Period: December 1, 2020 to December 31, 2020

Submitted on:

Completed to Date	\$116,012.50
Material Stored to Date	
Total Due to Date	\$116,012.50
Retainage to Date	\$5,800.83
Subtotal	\$110,211.88
Previous Payments	\$0.00

Total Amount Due This Request \$110,211.88

Contractor: Selge Construction Co., Inc.

By: 
 Robert P. Kuhns, P.E.

Owner: The Village Development LLC

By: _____

Partial Waiver of Lien

STATE OF MICHIGAN)
)
COUNTY OF BERRIEN)

WHEREAS, the undersigned Selge Construction Co., Inc. has been heretofore employed by the The Village Development LLC to furnish certain material and labor, to wit: The Hills at St. Joe Farm for the real estate owned by the The Village Development LLC located in Granger, Indiana County of St. Joseph.

Now Therefore, Know Ye, That the undersigned, for and in consideration of One Hundred Ten Thousand Two Hundred Eleven Dollars and Eighty Eight Cents (\$110,211.88), the receipt of which is hereby acknowledged, hereby and now waives and releases unto the said owner of said premises, any and all lien, right of lien or claim of whatsoever kind of character on the above described real estate. TO AND FOR SAID AMOUNT, an account of any and all labor material, or both furnished for or incorporated into said real estate by the undersigned up to this date, and we further certify that the consideration moving to the undersigned for executing this Partial Waiver of Lien has been mutually given and accepted as partial payment to or on account of the said project for said real estate.

Signed, sealed and delivered this 5th day of January, 2021.

Signed R.P.K.
Robert P. Kuhns, P.E.

Personally appeared before me this 5th day of January, 2021. Robert P. Kuhns who, being duly sworn on oath, says: That he is Professional Engineer of the Selge Construction Co., Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on behalf of said Selge Construction Co., Inc.

My Commission expires: 11/08/2026

Christina L. Frickson
Notary Public



APPLICATION AND CERTIFICATE FOR PAYMENT

To: The Village Development LLC

Application No.: 2

From: Selge Construction Co., Inc.

Period To: 01/01/21 to 01/31/21

Project: The Hills at St. Joe Farm, Granger Indiana

Contractor's Application for Payment

Application is made for payment, as shown below, in connection with the contract. Itemized summary is attached.

Change Order Summary:

Approved in previous months by Owner	Totals	Additions	Deductions
Approved this month			
Totals			
Net change by Extra Items			

1.	Original Contract Sum	\$855,000.00
2.	Net Change by Change Orders	\$0.00
3.	Contract Sum to Date	\$855,000.00
4.	Total Completed and Stored to Date	\$343,012.50
5.	Retainage	\$17,150.63
6.	Total Earned Less Retainage	\$325,861.88
7.	Less Previous Applications	\$110,211.88
8.	Current Payment Due	\$215,650.00 - 60,000 = 155,650
9.	Balance to Finish, Plus Retainage	\$529,138.13

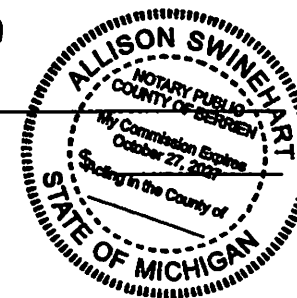
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

State of: Michigan

County of: Berrien *drew for work on Olympus Pass*

Subscribed and sworn to before me this 3rd day of February 2021.

Notary Public Allison Swinehart
Signature



Amount Certified

By: _____
Date: _____

Company Name Selge Construction Co., Inc.

By: James Boyles Date: 02/03/21
James Boyles, Vice President

P

PAY REQUEST NO: TWO
 PROJECT: THE HILLS AT ST. JOE FARM, GRANGER INDIANA
 OWNER: THE VILLAGE DEVELOPMENT LLC

SELGE CONSTRUCTION COMPANY, INC.
 2833 S. 14TH STREET KILES, MICHIGAN 49120-4421
 PHONE: 269-684-0842 FAX: 269-684-0846

PERIOD: January 1, 2021 to January 31, 2021

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PROJECT	CO #	UNITS THIS INVOICE	COST THIS INVOICE	UNITS TO DATE	COST TO DATE	UNITS TO COMPLETE	COST TO COMPLETE	UNITS AT COMPLETION	COST AT COMPLETION	PERCENT COMPLETE	UNITS OVER ESTIMATE
1	1	LB	MOBILIZATION	\$68,650.00	\$68,650.00			\$0.00	0.75	\$81,412.50	0.25	\$17,137.50	1	\$68,650.00	78%	0
2	1	LB	SANITARY SEWER	\$181,500.00	\$181,500.00		0.4	\$84,800.00	0.8	\$129,200.00	0.2	\$32,800.00	1	\$181,500.00	60%	0
3	1	LB	STORM SEWER	\$188,000.00	\$188,000.00		0.2	\$37,600.00	0.2	\$37,600.00	0.8	\$150,400.00	1	\$188,000.00	20%	-1
4	1	LB	WATERMAIN	\$208,000.00	\$208,000.00		0.6	\$124,800.00	0.6	\$124,800.00	0.4	\$83,200.00	1	\$208,000.00	60%	0
5	1	LB	ASPHALT & GRAVEL	\$228,850.00	\$228,850.00			\$0.00	0	\$0.00	1	\$228,850.00	1	\$228,850.00	0%	-1
					\$869,000.00											
								SUBTOTAL :	\$227,000.00	\$343,012.50						
								RETAINAGE :	\$11,350.00	\$17,150.83						
								TOTAL DUE :	\$215,650.00	\$325,861.68						
												\$511,887.50		\$855,000.00	40%	
													Contract Amount:	\$855,000.00		
													Difference at Completion:	\$0.00		

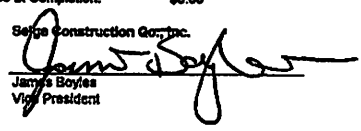
Pay Request #2 Summary

Period: January 1, 2021 to January 31, 2021
 Submitted on:

Completed to Date \$343,012.50
 Material Stored to Date
 Total Due to Date \$343,012.50
 Retainage to Date \$17,150.83
 Subtotal \$325,861.68
 Previous Payments \$110,211.88

Total Amount Due This Request \$215,650.00

Contractor: Selge Construction Co., Inc.

By: 
 James Boyles
 Vice President

Owner: The Village Development LLC

By: _____

Partial Waiver of Lien

STATE OF MICHIGAN)
)
COUNTY OF BERRIEN)

WHEREAS, the undersigned Selge Construction Co., Inc. has been heretofore employed by the The Village Development LLC to furnish certain material and labor, to wit: The Hills at St. Joe Farm for the real estate owned by the The Village Development LLC located in Granger, Indiana County of St. Joseph.

Now Therefore, Know Ye, That the undersigned, for and in consideration of Two Hundred Fifteen Thousand Six Hundred Fifty Dollars and Zero Cents (\$215,650.00), the receipt of which is hereby acknowledged, hereby and now waives and releases unto the said owner of said premises, any and all lien, right of lien or claim of whatsoever kind of character on the above described real estate. TO AND FOR SAID AMOUNT, an account of any and all labor material, or both furnished for or incorporated into said real estate by the undersigned up to this date, and we further certify that the consideration moving to the undersigned for executing this Partial Waiver of Lien has been mutually given and accepted as partial payment to or on account of the said project for said real estate.

Signed, sealed and delivered this 3rd day of February, 2021.

Signed James Boyles
James Boyles
Vice President

Personally appeared before me this 3rd day of February, 2021, James Boyles who, being duly sworn on oath, says: That he is Vice President of the Selge Construction Co., Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on behalf of said Selge Construction Co., Inc.

My Commission expires: 10/27/2027 Allison Swinehart
Notary Public



OUCC Attachment JTP-16

Cause No. 45568

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PAY REQUEST NO: THREE
 PROJECT: THE HILLS AT ST. JOE FARM, GRANGER INDIANA
 OWNER: THE VILLAGE DEVELOPMENT LLC

SELGE CONSTRUCTION COMPANY, INC.
 2833 S. 11TH STREET NILES, MICHIGAN 49120-4421
 PHONE: 269-684-0842 FAX: 269-684-0848

PERIOD: February 1, 2021 to February 28, 2021

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PROJECT	CO #	UNITS THIS INVOICE	COST THIS INVOICE	UNITS TO DATE	COST TO DATE	UNITS TO COMPLETE	COST TO COMPLETE	UNITS AT COMPLETION	COST AT COMPLETION	PERCENT COMPLETE	UNITS OVER ESTIMATE	
1	1	LS	MOBILIZATION	\$68,550.00	\$68,550.00			\$0.00	0.75	\$51,412.50	0.25	\$17,137.50	1	\$68,550.00	75%	0	
2	1	LS	SANITARY SEWER	\$181,500.00	\$181,500.00		0.1	\$18,150.00	0.9	\$145,350.00	0.1	\$18,150.00	1	\$181,500.00	80%	0	
3	1	LS	STORM SEWER	\$188,000.00	\$188,000.00		0.4	\$75,200.00	0.8	\$112,800.00	0.4	\$75,200.00	1	\$188,000.00	60%	0	
4	1	LS	WATERMAIN	\$208,000.00	\$208,000.00		0.2	\$41,600.00	0.8	\$166,400.00	0.2	\$41,600.00	1	\$208,000.00	80%	0	
5	1	LS	ASPHALT & GRAVEL	\$228,950.00	\$228,950.00			\$0.00	0	\$0.00	1	\$228,950.00	1	\$228,950.00	0%	-1	
				\$856,000.00			SUBTOTAL :	\$132,950.00		\$475,962.50				\$378,037.50	\$655,000.00	56%	
							RETAINAGE :	\$8,647.50		\$23,788.13					Contract Amount:	\$655,000.00	
							TOTAL DUE :	\$126,302.50		\$452,164.38					Difference at Completion:	\$0.00	


Pay Request #3 Summary

Period: February 1, 2021 to February 28, 2021
 Submitted on:

Completed to Date \$475,962.50
 Material Stored to Date
 Total Due to Date \$475,962.50
 Retainage to Date \$23,788.13
 Subtotal \$452,164.38
 Previous Payments \$325,861.88

Total Amount Due This Request **\$126,302.50**

Contractor: Selge Construction Co., Inc.

By: 
 James Boyles
 Vice President

Owner: The Village Development LLC

By: _____

Partial Waiver of Lien

STATE OF MICHIGAN)
)
COUNTY OF BERRIEN)

WHEREAS, the undersigned Selge Construction Co., Inc. has been heretofore employed by the The Village Development LLC to furnish certain material and labor, to wit: The Hills at St. Joe Farm for the real estate owned by the The Village Development LLC located in Granger, Indiana County of St. Joseph.

Now Therefore, Know Ye, That the undersigned, for and in consideration of One Hundred Twenty Six Thousand Three Hundred Two Dollars and Fifty Cents (\$126,302.50), the receipt of which is hereby acknowledged, hereby and now waives and releases unto the said owner of said premises, any and all lien, right of lien or claim of whatsoever kind of character on the above described real estate. TO AND FOR SAID AMOUNT, an account of any and all labor material, or both furnished for or incorporated into said real estate by the undersigned up to this date, and we further certify that the consideration moving to the undersigned for executing this Partial Waiver of Lien has been mutually given and accepted as partial payment to or on account of the said project for said real estate.

Signed, sealed and delivered this 8th day of March, 2021.

Signed James Boyles
James Boyles
Vice President

Personally appeared before me this 8th day of March, 2021, James Boyles who, being duly sworn on oath, says: That he is Vice President of the Selge Construction Co., Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on behalf of said Selge Construction Co., Inc.

My Commission expires: 10/27/2027

Allison Swinehart
Notary Public



APPLICATION AND CERTIFICATE FOR PAYMENT

To: The Village Development LLC

Application No.: 5

From: Selge Construction Co., Inc.

Period To: 04/01/21 to 04/30/21

Project: The Hills at St. Joe Farm, Granger Indiana

Contractor's Application for Payment

Application is made for payment, as shown below, in connection with the contract. Itemized summary is attached.

Change Order Summary:

Approved in previous months by Owner	Additions	Deductions
Totals		
Approved this month		
Totals		
Net change by Extra Items		

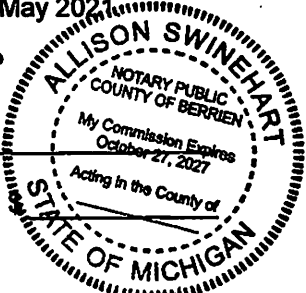
- 1. Original Contract Sum \$855,000.00
- 2. Net Change by Change Orders \$0.00
- 3. Contract Sum to Date \$855,000.00
- 4. Total Completed and Stored to Date \$740,470.00
- 5. Retainage \$37,023.50
- 6. Total Earned Less Retainage \$703,446.50
- 7. Less Previous Applications \$487,884.38
- 8. Current Payment Due \$215,562.12
- 9. Balance to Finish, Plus Retainage \$151,553.50

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

State of: Michigan County of: Berrien

Subscribed and sworn to before me this 4th day of May 2021

Notary Public Allison Swinehart
Signature



Company Name Selge Construction Co., Inc.

By: James Boyles Date: 05/04/21
James Boyles, Vice President

Amount Certified

By: _____
Date: _____

OUCC Attachment JTP-16

Cause No. 45568

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SELGE CONSTRUCTION COMPANY, INC.
2033 S. 11TH STREET NILES, MICHIGAN 49120-4421
PHONE: 269-684-0842 FAX: 269-684-0846

PAY REQUEST NO: FIVE
PROJECT: THE HILLS AT ST. JOE FARM, GRANGER INDIANA
OWNER: THE VILLAGE DEVELOPMENT LLC

PERIOD: April 1, 2021 to April 30, 2021

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PROJECT	CO #	UNITS THIS INVOICE	COST THIS INVOICE	UNITS TO DATE	COST TO DATE	UNITS TO COMPLETE	COST TO COMPLETE	UNITS AT COMPLETION	COST AT COMPLETION	PERCENT COMPLETE	UNITS OVER ESTIMATE
1	1	LS	MOBILIZATION	\$68,550.00	\$68,550.00		0.2	\$13,710.00	0.95	\$65,122.50	0.05	\$3,427.50	1	\$68,550.00	85%	0
2	1	LS	SANITARY SEWER	\$161,500.00	\$161,500.00		0.05	\$8,075.00	0.95	\$153,425.00	0.05	\$8,075.00	1	\$161,500.00	95%	0
3	1	LS	STORM SEWER	\$188,000.00	\$188,000.00		0.2	\$37,600.00	1	\$188,000.00	0	\$0.00	1	\$188,000.00	100%	0
4	1	LS	WATERMAIN	\$208,000.00	\$208,000.00		0.2	\$41,600.00	1	\$208,000.00	0	\$0.00	1	\$208,000.00	100%	0
5	1	LS	ASPHALT & GRAVEL	\$228,950.00	\$228,950.00		0.55	\$125,822.50	0.55	\$125,822.50	0.45	\$103,027.50	1	\$228,950.00	55%	0
					\$655,000.00		SUBTOTAL :	\$226,807.50		\$740,470.00						
							RETAINAGE :	\$11,345.38		\$37,023.50		\$114,530.00		\$655,000.00	87%	
							TOTAL DUE :	\$215,562.13		\$703,446.50				\$655,000.00		


Pay Request #5 Summary

Period: April 1, 2021 to April 30, 2021
Submitted on:

Completed to Date \$740,470.00
Material Stored to Date
Total Due to Date \$740,470.00
Retainage to Date \$37,023.50
Subtotal \$703,446.50
Previous Payments \$487,884.38

Total Amount Due This Request \$215,562.12

Contract Amount: \$655,000.00
Difference at Completion: \$0.00

Contractor: Selge Construction Co., Inc.
By: 
James Boyles
Vice President

Owner: The Village Development LLC

By: _____

Partial Waiver of Lien

STATE OF MICHIGAN)
)
COUNTY OF BERRIEN)

WHEREAS, the undersigned Selge Construction Co., Inc. has been heretofore employed by the The Village Development LLC to furnish certain material and labor, to wit: The Hills at St. Joe Farm for the real estate owned by the The Village Development LLC located in Granger, Indiana County of St. Joseph.

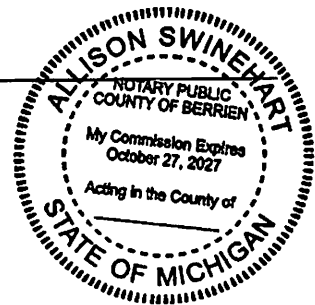
Now Therefore, Know Ye, That the undersigned, for and in consideration of Two Hundred Fifteen Thousand Five Hundred Sixty Two Dollars and Twelve Cents (\$215,562.12), the receipt of which is hereby acknowledged, hereby and now waives and releases unto the said owner of said premises, any and all lien, right of lien or claim of whatsoever kind of character on the above described real estate. TO AND FOR SAID AMOUNT, an account of any and all labor material, or both furnished for or incorporated into said real estate by the undersigned up to this date, and we further certify that the consideration moving to the undersigned for executing this Partial Waiver of Lien has been mutually given and accepted as partial payment to or on account of the said project for said real estate.

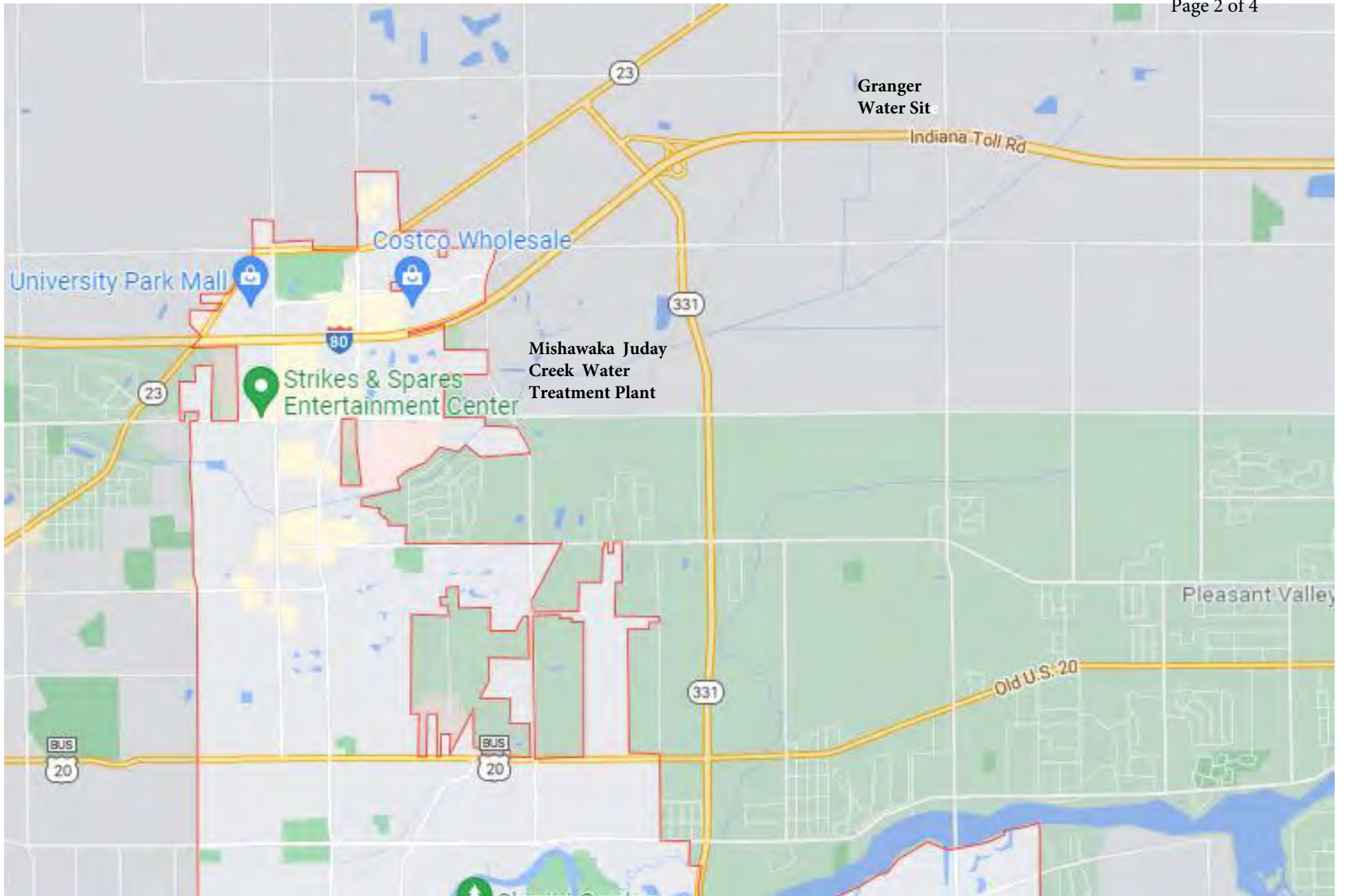
Signed, sealed and delivered this 4th day of May, 2021.

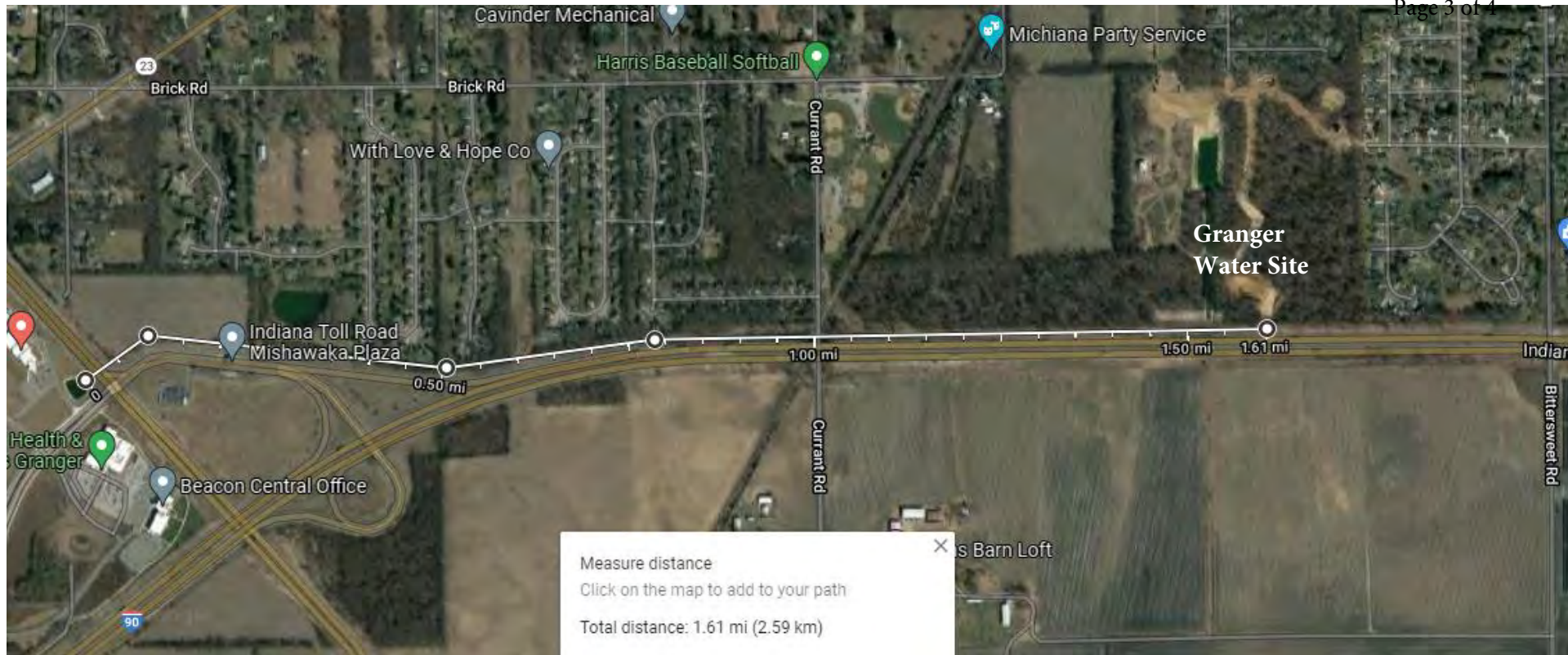
Signed James Boyles
James Boyles
Vice President

Personally appeared before me this 4th day of May, 2021, James Boyles who, being duly sworn on oath, says: That he is Vice President of the Selge Construction Co., Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on behalf of said Selge Construction Co., Inc.

My Commission expires: 10/27/2027 Allison Swinehart
Notary Public









Measure distance
Click on the map to add to your path
Total distance: 2.98 mi (4.80 km)

Q-4-3: Reference Attachment JPM-9, Estimated Project Costs, The Granger Water Utility LLC, Construction Budget (Plant Only), May 18, 2021. Please state, identify or provide the following:

- a. Name of the person and entity that prepared the cost estimate.
- b. Basis for each cost listed.
- c. Copies of all contracts for each listed cost component (e.g., Architectural at \$35,516, Civil Engineering (Danch) at \$50,000, Peerless Midwest at \$1,074,000, Site Work (RB) at \$50,000, etc.). Please identify all listed cost components that do not have a contract.
- d. Copies of all invoices incurred to date for each listed cost component.
- e. Total amount paid to date for the new groundwater wells and water treatment plant facilities.
- f. Total amount remaining to be incurred for the new groundwater wells and water treatment plant facilities.
- g. Anticipated final completion date when the new groundwater wells and water treatment plant facilities will be complete and in service.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

- a. J. Patrick Matthews of Granger Water Utility LLC prepared the cost estimate.
- b. Verbal conversations with vendors combined with J. Patrick Matthews' professional experience in making such estimates.
- c. See Attachment OUCC 4-3(c)
- d. See Attachment OUCC 4-3(d).
- e. See Attachment OUCC 4-3(e).
- f. See Attachment OUCC 4-3(f).
- g. August 15, 2021.

Attachment JPM-9 - Estimated Project Costs

**The Granger Water Utility LLC
Consturction Budget (Plant Only)
May 18, 2021**

Q-4-3-c Repsonse

Land (Lot 230 Hills)	169,000
Total Land	169,000

Proration of total land costs

Soft (indirect) Costs

Architectural	35,316
Civil Engineering (Danch)	50,000
Environmental	4,684
Geotechnical	5,000
Permits	2,000
Legal Fees	50,000
IURC Application	65,000
Accounting Fees	5,000
Recording Fees	5,000
Title Insurance	5,000
Contingency	11,350
Total Soft (indirect) Costs	238,350

Spalding invoice 1466 attached
Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate

Construction Costs

Peerless Midwest	1,074,000
Site Work (RB)	50,000
Shell (Buildings)	300,000
Total Const Costs	1,424,000

Peerless 2 quotes attached
Professional Estimate
Forest Beach Builders Budget Attached

Financing Costs

Financing Fee (bps)	12,500
Appraisal	6,000
Progress Inspections	18,000
Construction Interest Carry	122,317
Total Financing Costs	158,817

Professional Estimate
Professional Estimate
Professional Estimate
Professional Estimate

Grand Totals	1,990,167
---------------------	------------------

SPALDING DESIGN GROUP, LLC
106 Lincoln Way East
Mishawaka, IN 46544 US
(574) 255-2422
john@spaldingdesigngroup.com
spaldingdesigngroup.com



**SPALDING
DESIGN GROUP LLC**

45568, Granger Water Utility
Attachment DR 4-3 (c)
08/16/2021
Page 2 of 5

INVOICE

BILL TO
Granger Water Utility, LLC
52127 Fall Creek Drive
Granger, IN 46530

INVOICE # 1466
DATE 12/16/2020
DUE DATE 12/26/2020
TERMS Net 10

ACTIVITY	QTY	RATE	AMOUNT
Architectural:PLAN DESIGN Architectural Plan Design per Agreement - Granger Water Utility Buildings	1	35,000.00	35,000.00
Professional:PROFESSIONAL State Filing Fee	1	316.20	316.20
		BALANCE DUE	\$35,316.20

45568, Granger Water Utility
Attachment DR 4-3 (c)
08/16/2021
Page 3 of 5



55860 Russell Industrial Parkway, Mishawaka, IN 46545 Phone: 574.254.9050 Fax: 574.254.9650

QUOTATION

Mr. Pat Matthews

JP ~~Forest Beach Builders~~ GRANGER WATER UTILITY LLC OUR NO. _____
52127 Fall Creek UTILITY LLC YOUR NO. _____
Granger, IN 46530
DATE 02/24/21

REFERENCE

The Hills at St. Joe Farms

QUANTITY	DESCRIPTION	PRICE
	A. Water Treatment Plant	\$809,880
	B. Construction, development, and testing of second shallow aquifer production well	\$68,500
	C. Supply and installation of lineshaft turbine pump, motor, and above grade piping for south well	\$61,500
	D. Supply and installation of lineshaft turbine pump, motor, and above grade piping for north well	\$61,500
	E. Upgrading piping for one well for Fire Department use	\$2,500
	F. Sealing of wells as needed	\$5,100
	G. Supply and installation of two (2) 3 phase VFD's, one for each well	\$36,000 (or \$60,900 if go with single phase)
	H. Construction Permit Application	\$2,500
	I. Discount to be provided for total package	(\$10,000)
STATE SALES TAX, IF APPLICABLE, IS NOT INCLUDED		

TERMS NET 30

TOTAL PRICE _____

START Already Started

COMPLETE _____

PEERLESS-MIDWEST, INC.

ACCEPTED BY GRANGER WATER UTILITY LLC
P. Matthews, MGR

BY Michael J. Williams
Michael J. Williams



**Peerless Midwest is now
 SUEZ Advanced Solutions**

Mishawaka, IN: Phone 574.254.9050 Fax 574.254.9650
 Ionia, MI: Phone 616.527.0050 Fax 616.527.5508
 Westfield, IN: Phone 317.896.2987 Fax 317.896.3748
 Fenton, MI: Phone 248.996.2721 Fax 616.527.5508
 Canton, OH: Phone 330.592.4146

45568, Granger Water Utility
 Attachment DR 4-3 (c)
 08/16/2021
 Page 4 of 5

QUOTATION

Forest Beach Builders
52127 Fall Creek
Granger, IN 46530
Attn: Mr. J. Patrick Matthews

OUR NO. MJW-112918
 YOUR NO. _____
 DATE December 19, 2018

REFERENCE Granger Subdivision

QUANTITY	DESCRIPTION	
(1)	Hydrogeology work associated with IDEM site approval process, Pre-Well Site Survey, and Construction Permit	
(1)	Construction, Development, and Testing of 6" Diameter PVC Cased Well	
Complete Scope of Work Is Outlined in November 29th, 2018 Communication (Attached Here)		
STATE SALES TAX, IF APPLICABLE, IS NOT INCLUDED		

TERMS 30 Days
 START Upon Authorization
 COMPLETE 6 Months
 ACCEPTED BY J. Patrick Matthews

TOTAL PRICE \$35,410.00

PEERLESS-MIDWEST, INC.

BY *J. Patrick Matthews, Peerless*

Granger Water Utility LLC					
Well Plant Construction Budget					
February 24, 2021					
Job/Trade	L/M	Price	Notes	Vendor	
Concrete	Both	29,615.00	Foundation and slab	Papizynski	
CMU	Both	89,135.00	Confirm block insulation	Steve Feitz	
CMU Insulation	Both	10,000.00		Steve Feitz	Estimated
Lumber/Door Package	Materials	32,908.41	Include gable siding? Zlp wall	Big C	
Lumber/Door Install	Labor	26,000.00		Ryski	Estimated
Sitework	Labor	20,000.00	Ground work	RB	Estimated
Sitework	Both	15,000.00	Dosing Tank	RB	Estimated
Sitework	Both	7,000.00	Underground pipes, drains, conduit	RB	Estimated
Clearing	Both	18,000.00		RB	Estimated
Electrical	Both	10,000.00		TBD	Estimated
Contingency	10%	25,765.84			
	Subtotal	283,424.25			
Profit & Overhead	6%	17,005.46			
	Total	300,429.71			

RB Trucking and Towing

PO Box 76
 Granger, IN 46530

Invoice

Due Date	Date	Invoice #
7/4/2021	6/9/2021	EXC-667

Bill To
 Village Development, LLC
 52127 Fall Creek Drive
 Granger, IN 46530

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Balance Due	\$49,926.39
--------------------	--------------------

New e-mail address? Enter here: _____

RB Trucking and Towing

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

PO Box 76
 Granger, IN 46530

Due Date	Date	Invoice #	P.O. No.	Terms
7/4/2021	6/9/2021	EXC-667	The Hills	Net 25

Description	Amount
Sanitary Line and Tanks- 2- 2000-gallon tanks, grinder pump 2hp 415amp 230 volt (does not include electric hook up done by Bender Electric)	35,581.36
Well field temporary drives	1,200.00
Phase 1- Testing- compaction testing as of 6/10/21	1,885.63
Conduit from Brick Road down Olympus Pass to well field install	10,000.00
2 loads 53s for temporary drive in cul-de-sac, 2 loads 53s for stub roads, placed and compacted	1,259.40
<i>Granger Water Utility</i>	
There will be a \$25 charge for all returned checks.	
2% late fee will be applied to past due invoices.	

Phone #	Fax #	E-mail
269-282-6795	269-282-6714	rbtrucking.towing@gmail.com

Total	\$49,926.39
Payments/Credits	\$0.00
Balance Due	\$49,926.39

--

Invoice

RB Trucking and Towing

PO Box 76
 Granger, IN 46530

Due Date	Date	Invoice #
7/10/2021	6/30/2021	EXC-684

Bill To

Forest Beach Builders
 Attn. Patrick Matthews
 52127 Fall Creek Dr,
 Granger, IN 46530

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Balance Due	\$1,400.00
--------------------	-------------------

New e-mail address? Enter here: _____

RB Trucking and Towing

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

PO Box 76
 Granger, IN 46530

Due Date	Date	Invoice #	P.O. No.	Terms
7/10/2021	6/30/2021	EXC-684	The Hills	10 Days

Description	Amount
Lift Rental- Water Plant Hills	1,400.00
There will be a \$25 charge for all returned checks. 2% late fee will be applied to past due invoices.	

Phone #	Fax #	E-mail
269-282-6795	269-282-6714	rbtrucking.towing@gmail.com

Total	\$1,400.00
Payments/Credits	\$0.00
Balance Due	\$1,400.00

--

RB Trucking and Towing

PO Box 76
Granger, IN 46530

Due Date	Date	Invoice #	P.O. No.	Terms
3/14/2021	3/4/2021	EXC-574	The Hills	10 Days

Description	Amount
Clearing for Water Plant for extra area for dirt supply for water plant- 2 acres	20,000.00
Stripping top soil and moving dirt down for building pad and well field area	8,000.00
Building pad prep and compaction	2,000.00
<p><i>FWU</i></p> <p>There will be a \$25 charge for all returned checks.</p> <p>2% late fee will be applied to past due invoices.</p>	
<p>45568, Granger Water Utility Attachment DR 4-3 (d) 08/16/2021 Page 3 of 24</p>	

Phone #	Fax #	E-mail
269-282-6795	269-282-6714	rbtrucking.towing@gmail.com

Total	\$30,000.00
Payments/Credits	\$0.00
Balance Due	\$30,000.00

--

Invoice

RB Trucking and Towing

PO Box 356
 Cassopolis, MI 49031

Date	Invoice #
3/12/2020	EXC-333

Bill To

Village Development, LLC
 52127 Fall Creek Drive
 Granger, IN 46530

P.O. No.	Terms	Due Date		
The Hills at St. Joe Farm	10 Days	3/22/2020		
Description			Amount	
The Hills at St. Joe Farm - clear and prep well field area Excavator Time- 6 hrs Dozer Time- 7 hrs			900.00 875.00	
			Total	\$1,775.00
			Payments/Credits	\$0.00
			Balance Due	\$1,775.00

If you have any questions please call Sara at 574-315-9889 or email rbtrucking.towing@gmail.com



New Remit to Address:

REMIT TO: PEERLESS-MIDWEST, INC.
 6580 Russell Industrial Pkwy.
 Michawaka, IN 46545

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

Granger Water Utility
 52127 Fall Creek
 Granger, IN 46530

SHIP TO

The Hills at St. Joe Farms

INVOICE NO.		12202	
61306			
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.			
Invoice Date	Proj Mgr.		
6/12/2021	FTW		
Project # and Task #	Your Order No.		
52892	Contract		
Tax Exempt?	Reason Tax Exempt		
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Material Cost	Tax	

Federal ID # 35-1284374

Water Supply Package

Water Treatment Plant	\$	809,880.00
Construction of second production well	\$	68,500.00
Supply & installation of pumps and motors and piping	\$	123,000.00
Upgrade for fire department piping	\$	2,500.00
Sealing of old wells	\$	5,100.00
VFD's	\$	36,000.00
Construction permit application	\$	2,500.00
Supply and installation of standby generator and transfer switch	\$	57,840.00
Subtotal.....	\$	1,105,320.00
Less credit per agreement.....	\$	-10,000.00
Revised contract total.....	\$	1,095,320.00
Less previous billings (exclusive of tax).....	\$	-706,500.00
Less uncompleted work.....	\$	-194,410.00
Tax on Material this Installment.....	\$	6,459.19
Total Amount of this Invoice.....	\$	200,869.19

WE APPRECIATE YOUR BUSINESS. THANK YOU !



New Remit to Address:

REMIT TO: PEERLESS MIDWEST, INC.
 53860 Russell Industrial Pkwy
 Ellettsville, IN 46124

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

Granger Water Utility
 52127 Fall Creek
 Granger, IN 46530

SHIP TO

The Hills at St. Joe Farms

INVOICE NO. 60723		GWU
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.		
Invoice Date 5/7/2021	Proj Mgr. FTW	
Project # and Task # Multiple	Your Order No. Contract	
Tax Exempt? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Reason Tax Exempt
P	Material Cost	Tax

Federal ID # 35-1284374

Water Supply Package

Water Treatment Plant	\$	809,880.00
Construction of second production well	\$	68,500.00
Supply & installation of pumps and motors and piping	\$	123,000.00
Upgrade for fire department piping	\$	2,500.00
Sealing of old wells	\$	5,100.00
VFD's	\$	36,000.00
Construction permit application	\$	2,500.00
Supply and installation of standby generator and transfer switch	\$	57,840.00
Subtotal.....	\$	1,105,320.00
Less credit per agreement.....	\$	-10,000.00
Revised contract total.....	\$	1,095,320.00
Less previous billings (exclusive of tax).....	\$	-201,633.00
Less uncompleted work.....	\$	-388,820.00
Tax on Material this Installment.....	\$	14,378.30
Total Amount of this Invoice.....	\$	519,245.30

WE APPRECIATE YOUR BUSINESS. THANK YOU !

File: _____



New Remit to Address:

REMIT TO: PEERLESS-MIDWEST, INC.
 5550 Russell Industrial Pkwy.
 Madison, IN 46545

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

Granger Water Utility
 52127 Fall Creek
 Granger, IN 46530

The Hills at St. Joe Farms

SHIP TO

INVOICE NO. 60316	BN#
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.	
Invoice Date 4/5/2021	Proj Mgr. FTW
Project # and Task # 52892	Your Order No. Contract
Tax Exempt? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Reason Tax Exempt
	Material Cost
P	Tax

Federal ID # 35-1284374

Water Supply Package

Water Treatment Plant	\$	809,880.00
Construction of second production well	\$	68,500.00
Supply & installation of pumps and motors and piping	\$	123,000.00
Upgrade for fire department piping	\$	2,500.00
Sealing of old wells	\$	5,100.00
VFD's	\$	36,000.00
Construction permit application	\$	2,500.00
Subtotal.....	\$	1,047,480.00
Less credit per agreement.....	\$	-10,000.00
Revised contract total.....	\$	1,037,480.00
Less previous billing.....	\$	-45,000.00
Less uncompleted work.....	\$	-835,847.00
Use Tax on Material to Date.....	\$	6,158.82
Total Amount of this Invoice.....	\$	162,791.82

WE APPRECIATE YOUR BUSINESS. THANK YOU !

File: _____

45568, Granger Water Utility
 Attachment DR 4-3 (d)
 08/16/2021
 Page 8 of 24



Peerless Midwest, Inc.

New Remit to Address:

REMIT TO: PEERLESS-MIDWEST, INC.
PO BOX 207362
DALLAS, TX 75320-7362

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

Forest Beach Builders
 52127 Fall Creek
 Granger, IN 46530

SHIP TO

The Hills at St. Joe Farms
 Granger, IN

INVOICE NO. 530837	BN# 766632
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.	
Invoice Date 3/4/2021	Proj Mgr. FTW
Project # and Task # 152892 / 1.1	Your Order No. Contract
Tax Exempt? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Reason Tax Exempt
	Material Cost
	Tax

Federal ID # 35-1284374

Water Treatment Plant Equipment and Services as per our correspondence on 2/29/2020

Base Contract Amount	\$	785,000.00
Plus Upgrade of Piping from 6" to 8" as per our e-mail on 12/2/2020	\$	14,920.00
Plus Upgrade of Electrical System as per our e-mail on 12/2/2020	\$	4,850.00
Plus Upgrade of HVAC System as per our e-mail on 12/2/2020	\$	5,110.00
Plus sealing of wells on the site-deep production well previously drilled and monitoring well as per our correspondence on 2/5/2021	\$	5,100.00
Plus addition of manual-only piping system for Fire Department use on the remote well	\$	2,500.00
Adjusted Contract Total	\$	817,480.00
Less Uncompleted Work	\$	-772,480.00
TOTAL AMOUNT OF THIS INVOICE	\$	45,000.00

WE APPRECIATE YOUR BUSINESS. THANK YOU !

45568, Granger Water Utility
Attachment DR 4-3 (d)
08/16/2021
Page 9 of 24



Peerless Midwest, Inc.

New Remit to Address:

REMIT TO: PEERLESS-MIDWEST, INC.
PO BOX 207362
DALLAS, TX 75320-7362

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

Forest Beach Builders
52127 Fall Creek
Granger, IN 46530

SHIP TO

The Hills at St. Joe Farms
Granger, IN

INVOICE NO. 530922	BN# 767243
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.	
Invoice Date 3/4/2021	Proj Mgr. FTW
Project # and Task # 152892 / 1.1	Your Order No. Pat Matthews
Tax Exempt? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Reason Tax Exempt All Labor
P	Material Cost Tax

Federal ID # 35-1284374

Construction of a Computer Model for the Upper Aquifer

TOTAL AMOUNT OF THIS INVOICE \$ 5,850.00

WE APPRECIATE YOUR BUSINESS. THANK YOU !

New Remit to Address:

REMIT TO: PEERLESS-MIDWEST, INC.
PO BOX 207362
DALLAS, TX 75320-7362

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

Forest Beach Builders
 52127 Fall Creek
 Granger, IN 46530

The Hills at St. Joe Farm

SHIP TO

INVOICE NO. 501073	BN 712993
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.	
Invoice Date 2/26/2020	Proj Mgr. FTW
Project # and Task # 145898 / 1.1 & 2.1	Your Order No. Verbal
Tax Exempt? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Reason Tax Exempt
	Material Cost
P	Tax

Federal ID # 35-1284374

Work Completed since Pre-Well Site Survey was finished - November, December, January & February

Field Labor & Equipment	\$	38,445.00
Hydrogeologist Services	\$	1,200.00

Material:

- E-Z Mud
- Well Pack 0.80-1.20MM (#0C)
- Quick Trol Gold
- Ben Seal
- Quik Gel
- Sodium Hypochlorite
- Well Pack 0.60-0.80MM
- Casing Steel 12" A53-B
- 2" PVC Screen
- 2" PVC Casing
- 20' of 12" SSWW Well Screen
- Chemistry Analysis

Total for Materials.....	\$	23,443.26
Subtotal.....	\$	63,088.26
Tax.....	\$	1,641.03
TOTAL AMOUNT OF THIS INVOICE.....	\$	64,729.29

WE APPRECIATE YOUR BUSINESS. THANK YOU!



45568, Granger Water Utility
 Attachment DR 4-3 (d)
 08/16/2021
 Page 11 of 24



Peerless Midwest, Inc.

New Remit to Address:

REMIT TO: PEERLESS-MIDWEST, INC.
PO BOX 207362
DALLAS, TX 75320-7362

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

~~Forest Beach Builders~~ *The Villages Development*
 52127 Fall Creek
 Granger, IN 46530

The Hills at Saint Joe Farms

SHIP TO

INVOICE NO. 505610	BN# 718964 / 720183
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.	
Invoice Date 5/6/2020	Proj Mgr. FTW
Project # and Task # 145898 / 1.1 & 2.1	Your Order No. Verbal
Tax Exempt? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Reason Tax Exempt
	Material Cost
P	Tax

Federal ID # 35-1284374

**Construction, development, and testing of 12" test/production well. Construct (2) monitoring
 Performance of pumping test and aquifer analysis. Preparation of report.**

Field Labor & Equipment	\$	32,987.50
Hydrogeology Labor & Equipment	\$	8,400.00

Material:

- 2" PVC Well Casing
- 2" PVC Well Screen
- Forty Two (42) Gallons EZ Mud
- Wellpack for Monitoring Wells and Production Well
- 162lbs Quick Trol Gold
- 44 lbs. EZ Mud Gold
- Fifty Three (53) Bags Quick Gel
- Seventy Five (75) bags ben seal
- 86' of 12" Well Casing
- 12"x 20' SSWW Well Screen

Total for Materials.....	\$	26,985.68
Sales Tax.....	\$	1,889.00
Chemistry and Analysis.....	\$	4,584.00

TOTAL AMOUNT OF THIS INVOICE..... \$ 74,846.18

WE APPRECIATE YOUR BUSINESS. THANK YOU !

File: _____

45568, Granger Water Utility
Attachment DR 4-3 (d)
08/16/2021
Page 12 of 24



Peerless Midwest, Inc.

New Remit to Address:

REMIT TO: PEERLESS-MIDWEST, INC.
PO BOX 207362
DALLAS, TX 75320-7362

Phone: 574.254.9050 / Fax: 574.254.9650

SOLD TO

Forest Beach Builders
52127 Fall Creek
Granger, IN 46530

The Hills at Saint Joe Farms

SHIP TO

INVOICE NO. 516753	BN# 731720
TERMS- NET 30 . 1.5% SERVICE CHARGE (18% ANNUAL RATE) EACH MONTH THEREAFTER - AFTER 45 DAYS A LIEN WILL BE FILED.	
Invoice Date 8/28/2020	Proj Mgr. FTW
Project # and Task # 151739 / 1.1	Your Order No. Verbal
Tax Exempt? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Reason Tax Exempt
	Material Cost
P	Tax

Federal ID # 35-1284374

Conduct Pilot Plant Study

Peerless field labor & equipment - services rendered on 7/16/2020, 7/23/2020, & 7/28/2020 \$ 4,800.00

- Water surplus media filter and chemical feed system
- Water surplus equipment preparation and decommission for pilot test for OXI plus 75 catalytic media treatment system design
- Water surplus preparation of report, summarize data, provide analysis, tables, and figures of results

Total for Water Surplus \$ 13,000.00

Eurofins Laboratory: \$ 950.00

Material:

- Hach DR 900 Colorimeter
- FerroVer Iron Reagent
- KTO Manganese Reagent
- Free Chlorine Reagent
- Ratchet Strap
- Ratchet with Rope
- Connectors
- 1 x 3/4 Galvanized Coupling
- Camlock Couplings

Total for Materials \$ 2,882.44

Sales Tax \$ 201.78

TOTAL AMOUNT OF THIS INVOICE \$ 21,834.22

WE APPRECIATE YOUR BUSINESS. THANK YOU !

File: _____

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE
6/30/2021

INVOICE #
21752

BILL TO:

Mr. Pat Matthews
 1130 South Bend Avenue
 Suite 350
 South Bend, IN. 46617

PROJECT DESCRIPTION
The Hills at St. Joe Farm Subdivision Engineering work, Brick Road and Toll Road project site, Granger, IN.

P.O. NUMBER	TERMS	PROJECT
		170268.5

QUANTITY	DESCRIPTION	RATE	AMOUNT
14	Senior Professional Engineer	138.00	1,932.00
2	Principal of Company- Planner	138.00	276.00
<p>This invoice covers services provided for The Hills at St. Joe farm project. Includes meeting with owner and contractor for project (6 hours) and working with utility company for coordination of facilities to be installed and meetings with Water and Sewer district (10 hours).</p> <p>Covers services provided to 6/30/21.</p> <p style="text-align: right;">2/3 - WTR 1/3 - INFRA</p> <p>★ Granger Water Utility \$ 1,479.36</p> <p>The Village Dev. - Infrastructure \$ 728.64</p> <p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			
TOTAL			\$2,208.00

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE 4/30/2021 INVOICE #

BILL TO:

Mr. Pat Matthews
 1130 South Bend Avenue
 Suite 350
 South Bend, IN. 46617

PROJECT DESCRIPTION
The Hills at St. Joe Farm Subdivision Engineering work, Brick Road and Toll Road project site, Granger, IN

P.O. NUMBER	TERMS	PROJECT
		170268.5

QUANTITY	DESCRIPTION	RATE	AMOUNT
17.5	Senior Professional Engineer	138.00	2,415.00
3	Principal of Company- Planner	138.00	414.00
This invoice covers providing professional services as follows: County District meeting (1.50hr.), meeting with client project discussions (6 hrs.), contractor questions for project (4.5 hrs.) and work for water plant (8.50 hrs.) Covers services to 4/30/21.			
<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> 50% GWU \$1,414.50 50% Invo. </div>			
Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances. A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.			
TOTAL			\$2,829.00

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE 3/31/2021 INVOICE # 21742

BILL TO:

Mr. Pat Matthews
 1130 South Bend Avenue
 Suite 350
 South Bend, IN. 46617

PROJECT DESCRIPTION
Anderson Road subdivision staking services for the Hills at St. Joe Farm Major Subdivision (Partial Billing)

P.O. NUMBER	TERMS	PROJECT
		170268.2

QUANTITY	DESCRIPTION	RATE	AMOUNT
22	Survey Field Crew	60.00	1,320.00
2	Calculations/Autocad Drafting	70.00	140.00
<p>This invoice covers providing construction staking services for staking the community well house and verifying location of wells as requested.</p> <p>Covers services provided to 3/31/21.</p> <p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			
		TOTAL	\$1,460.00

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE
 3/31/2020

INVOICE #
 21058

BILL TO:

Mr. Pat Matthews
 52127 Fall Creek Drive
 Granger, IN, 46530

PROJECT DESCRIPTION
Anderson Road subdivision staking services for soil boring for drilling for retention basin free water table.

P.O. NUMBER	TERMS	PROJECT
		170268.2

QUANTITY	DESCRIPTION	RATE	AMOUNT
2	Calculations/Autocad Drafting	70.00	140.00
6	Survey Field Crew	60.00	360.00
<p>This invoice covers re-staking of the well location as directed for drilling a new test well on the Hills at St. Joe Farm Major Subdivision site.</p> <p>Covers work done to 3/31/20.</p>			
<p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			

TOTAL	\$500.00
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INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE: 5/31/2020
 INVOICE #: 21157

BILL TO:

Mr. Pat Matthews
 52127 Fall Creek Drive
 Granger, IN, 46530

Village Development

PROJECT DESCRIPTION
Anderson & Cherry Roads proposed subdivision work, and engineering work.

P.O. NUMBER	TERMS	PROJECT
		170268.5

QUANTITY	DESCRIPTION	RATE	AMOUNT
38	Senior Professional Engineer	138.00	5,244.00
9	Principal of Company- Planner	138.00	1,242.00
<p>This invoice covers working with owner to create civil engineer drawings for section one of The Hills at St. Joe Farms Major Subdivision , including working with Peerless Midwest on the Community Well facility and St. Joseph county Engineering Department for the requested revisions/additions to the drainage plan for the Major Subdivision site and includes weekly update meetings and meeting with State on property concerning Community Well site.</p> <p>Covers work done to 5/31/20.</p> <p><i>100% W/R</i></p> <p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			
TOTAL			\$6,486.00

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE: 6/30/2020
 INVOICE #: 21213

BILL TO:

Mr. Pat Matthews
 52127 Fall Creek Drive
 Granger, IN, 46530

PROJECT DESCRIPTION
Anderson & Cherry Roads proposed subdivision work, and engineering work.

P.O. NUMBER	TERMS	PROJECT
		170268.4

QUANTITY	DESCRIPTION	RATE	AMOUNT
44.5	Senior Professional Engineer	138.00	6,141.00
5	Principal of Company- Planner	138.00	690.00
<p>This invoice covers civil engineering work including preparation of a water management report for the community <u>well facility</u>, continuing work on the preliminary drainage plan based on comments from the county engineering department, work on section one for the engineering drawings for roadway, storm sewer, water line, sanitary sewer line to be built within section one. Includes weekly meeting updates with owner and attendance at required St. Joseph County Water and Sewer District meeting.</p> <p>Covers approved work done to 6/30/20.</p> <p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			
TOTAL			\$6,831.00

45568, Granger Water Utility
 Attachment DR 4-3 (d)
 08/16/2021
 Page 19 of 24

Cause No. 45568
 Page 25 of 32

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE: 8/31/2020
 INVOICE #: 21354

BILL TO:

Mr. Pat Matthews
 52127 Fall Creek Drive
 Granger, IN, 46530

PROJECT DESCRIPTION
The Hills at St. Joe Farm Subdivision Engineering work, Brick Road and Toll Road project site, Granger, IN

P.O. NUMBER	TERMS	PROJECT
		170268.5

QUANTITY	DESCRIPTION	RATE	AMOUNT
72	Senior Professional Engineer	138.00	9,936.00
6	Principal of Company- Planner	138.00	828.00
This invoice covers continuing work for the preparation of Engineering plans for the Hills at St. Joe Farm major subdivision, including meetings with client and working with St. Joseph County Water and Sewer District. Covers services provided to 8/31/20. The breakdown for this invoice covers: 1. Work on lift station for sanitary sewer system 18 hours; 2. Client meetings correspondence sewer district meeting..... 8 hours; 3. Erosion control plan work and revisions with county review..... 28 hours; 4. Water plan report with IDEM and owner..... 8 hours; 5. Work on engineering plans and drainage system section one....16 hours; Please include a copy of this invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances. A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.			
		W \$8,556 -	Granger Water Utility
		S-15 * \$2,208 -	Infrastructure
TOTAL			\$10,764.00

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE: 9/30/2020
 INVOICE #: 21421

BILL TO:

Mr. Pat Matthews
 52127 Fall Creek Drive
 Granger, IN, 46530

PROJECT DESCRIPTION
The Hills at St. Joe Farm Subdivision Engineering work, Brick Road and Toll Road project site, Granger, IN

P.O. NUMBER	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
15	Senior Professional Engineer	138.00	2,070.00
2	Principal of Company- Planner	138.00	276.00
<p>This invoice covers providing engineering services for Force Main work (5 hours), Water Plant site visit and work (4.5 hours), rest of time spent on storm sewer work and subdivision design section one and meeting with client to review project.</p> <p>Covers services provided to 9/30/20.</p> <p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			
		TOTAL	\$2,346.00

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-40D3 • Fax (574) 234-4119

DATE 11/30/2020 INVOICE # 21542

BILL TO:

Mr. Pat Matthews
 52127 Fall Creek Drive
 Granger, IN, 46530

PROJECT DESCRIPTION
The Hills at St. Joe Farm Subdivision Engineering work, Brick Road and Toll Road project site, Granger, IN

P.O. NUMBER	TERMS	PROJECT
		170268.5

QUANTITY	DESCRIPTION	RATE	AMOUNT
104.5	Senior Professional Engineer This invoice covers providing engineering services for corrosive testing work, research, talking to city/county officials, Manufacturer for pumps, Water Plant work (68.5 hours), Drainage review with county, revising details drawings as requested (33 hours), Meeting with SJCRWSD, Fire Chief, and with client (6 hours). Covers requested services to 11/30/20. <div style="text-align: center;"> <p><i>Water Plant</i></p> <p><i>B</i></p> <p><i>C.W.U.</i></p> </div>	138.00	14,421.00
		TOTAL	\$14,421.00

Please include a copy of this Invoice for proper credit.
 Past Due Balances are reported to Experian Business Information Solutions.
 This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.

A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE
4/30/2020

INVOICE #
21107

BILL TO:

~~Mr. Pat Matthews~~ *The Village Development*
 52127 Fall Creek Drive
 Granger, IN, 46530

PROJECT DESCRIPTION
Anderson Road subdivision staking services for soil boring for drilling for retention basin free water table.

P.O. NUMBER	TERMS	PROJECT
		170268.2

QUANTITY	DESCRIPTION	RATE	AMOUNT
16	Survey Field Crew	60.00	960.00
2.5	Calculations/Autocad Drafting	70.00	175.00
<p>This invoice covers providing construction staking services to stake proposed road centerline as requested in the field. Covers services provided to 4/30/20.</p> <p style="text-align: center;"><i>GWD</i></p> <p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			
TOTAL			\$1,135.00

INVOICE



Danch, Harner & Associates, Inc.

1643 Commerce Drive • South Bend, IN 46628
 Office (574) 234-4003 • Fax (574) 234-4119

DATE 1/31/2021
 INVOICE # 21635

BILL TO:

Mr. Pat Matthews
 52127 Fall Creek Drive
 Granger, IN, 46530

PROJECT DESCRIPTION
Anderson Road subdivision staking services for the Hills at St. Joe Farm Major Subdivision (Partial Billing)

P.O. NUMBER	TERMS	PROJECT
		170268.2

QUANTITY	DESCRIPTION	RATE	AMOUNT
84	Survey Field Crew		
4	Senior Professional Engineer	60.00	5,040.00
16	Calculations/Autocad Drafting	138.00	552.00
		70.00	1,120.00
<p>This invoice covers construction staking services for staking waterline routing, manholes structures with elevations, and wellhouse structure as requested.</p> <p>Covers services provided to 1/31/21.</p>			
<p>Please include a copy of this Invoice for proper credit. Past Due Balances are reported to Experian Business Information Solutions. This Invoice shall also be a Notice Of Right To Lien Property to recover any and all unpaid balances.</p> <p>A Service Charge of 2% per month (24% ANNUAL PERCENTAGE RATE) will be charged on past due amounts computed on the beginning balance of each month. Minimum charge of \$1.00.</p>			

TOTAL \$6,712.00

GWU

SPALDING DESIGN GROUP, LLC
106 Lincoln Way East
Mishawaka, IN 46544 US
(574) 255-2422
john@spaldingdesigngroup.com
spaldingdesigngroup.com



**SPALDING
DESIGN GROUP**

45568, Granger Water Utility
Attachment DR 4-3 (d)
08/16/2021
Page 24 of 24

INVOICE

BILL TO
Granger Water Utility, LLC
52127 Fall Creek Drive
Granger, IN 46530

INVOICE # 1466
DATE 12/16/2020
DUE DATE 12/26/2020
TERMS Net 10

ACTIVITY	QTY	RATE	AMOUNT
Architectural:PLAN DESIGN Architectural Plan Design per Agreement - Granger Water Utility Buildings	1	35,000.00	35,000.00
Professional:PROFESSIONAL State Filing Fee	1	316.20	316.20
BALANCE DUE			\$35,316.20

The Granger Water Utility LLC			
The Hills at St Joe Farm - Major Subdivision			
Water Plant Facility Draw Report			
		<u>Drawn</u>	<u>Balance</u>
Water Plant	<u>Adj Budget</u>	<u>To Date</u>	<u>To Complete</u>
Soft (indirect) Costs			
Architectural	35,316.20	35,316.20	0.00
Structural Engineering	0.00	0.00	0.00
MEP Engineering	0.00	0.00	0.00
Civil Engineering (JPR)	0.00	0.00	0.00
Civil Engineering (Danch)	50,000.00	51,340.86	(1,340.86)
Environmental	4,683.80	0.00	4,683.80
Geotechnical	5,000.00	0.00	5,000.00
Permits	2,000.00	906.22	1,093.78
Legal Fees	50,000.00	50,675.56	(675.56)
IURC Application	65,000.00	35,043.75	29,956.25
Accounting Fees	5,000.00	4,865.00	135.00
Recording Fees	5,000.00	0.00	5,000.00
Market Study	0.00	0.00	0.00
Title Insurance	5,000.00	0.00	5,000.00
Developer's Fee	0.00	0.00	0.00
Real Estate Taxes	0.00	0.00	0.00
Construction Review	0.00	0.00	0.00
Contingency	11,350.00	3,245.04	8,104.96
Total Soft (indirect) Costs	238,350.00	181,392.63	56,957.37
Construction Costs			
Peerless Midwest	1,074,000.00	1,235,045.15	(161,045.15)
Site Work (RB)	50,000.00	89,101.39	(39,101.39)
Shell (Buildings)	300,000.00	198,785.13	101,214.87
	0.00	0.00	0.00
	0.00	0.00	0.00
Total Const Costs	1,424,000.00	1,522,931.67	(98,931.67)
Financing Costs			
Financing Fee (bps)	12,500.00	0.00	12,500.00
Appraisal	6,000.00	6,867.50	(867.50)
Progress Inspections	18,000.00	2,400.00	15,600.00
Construction Interest Carry	122,317.00	4,316.42	118,000.58
Total Financing Costs	158,817.00	13,583.92	145,233.08
Grand Totals	1,821,167.00	1,717,908.22	103,258.78

45568, Granger
 Attachment 4-3 (f)
 p. 1 of 1, 08/23/2021

The Granger Water Utility LLC			
The Hills at St Joe Farm - Major Subdivision			
Water Plant Facility Draw Report			
		<u>Drawn</u>	<u>Balance</u>
Water Plant	<u>Adj Budget</u>	<u>To Date</u>	<u>To Complete</u>
Soft (indirect) Costs			
Architectural	35,316.20	35,316.20	0.00
Structural Engineering	0.00	0.00	0.00
MEP Engineering	0.00	0.00	0.00
Civil Engineering (JPR)	0.00	0.00	0.00
Civil Engineering (Danch)	50,000.00	51,340.86	(1,340.86)
Environmental	4,683.80	0.00	4,683.80
Geotechnical	5,000.00	0.00	5,000.00
Permits	2,000.00	906.22	1,093.78
Legal Fees	50,000.00	50,675.56	(675.56)
IURC Application	65,000.00	35,043.75	29,956.25
Accounting Fees	5,000.00	4,865.00	135.00
Recording Fees	5,000.00	0.00	5,000.00
Market Study	0.00	0.00	0.00
Title Insurance	5,000.00	0.00	5,000.00
Developer's Fee	0.00	0.00	0.00
Real Estate Taxes	0.00	0.00	0.00
Construction Review	0.00	0.00	0.00
Contingency	11,350.00	3,245.04	8,104.96
Total Soft (indirect) Costs	238,350.00	181,392.63	56,957.37
Construction Costs			
Peerless Midwest	1,074,000.00	1,235,045.15	(161,045.15)
Site Work (RB)	50,000.00	89,101.39	(39,101.39)
Shell (Buildings)	300,000.00	198,785.13	101,214.87
	0.00	0.00	0.00
	0.00	0.00	0.00
Total Const Costs	1,424,000.00	1,522,931.67	(98,931.67)
Financing Costs			
Financing Fee (bps)	12,500.00	0.00	12,500.00
Appraisal	6,000.00	6,867.50	(867.50)
Progress Inspections	18,000.00	2,400.00	15,600.00
Construction Interest Carry	122,317.00	4,316.42	118,000.58
Total Financing Costs	158,817.00	13,583.92	145,233.08
Grand Totals	1,821,167.00	1,717,908.22	103,258.78

Rule 3.4. Public Water System Wells
327 IAC 8-3.4-1 Definitions

PUBLIC WATER SUPPLY

(B) monitor the quality or quantity of ground water.

(34) "Unconsolidated formations" means geologic materials overlying bedrock, such as sand, gravel, and clay.

(35) "Usable capacity" means the volume of water available in a hydropneumatic or other tank as measured from the pump shut-off pressure to the pump starting pressure.

(36) "Water distribution system" means that part of the public water system in which water is conveyed from the water treatment plant to the premises of the consumer.

(Water Pollution Control Division; 327 IAC 8-3.4-1; filed Jun 17, 1999, 1:50 p.m.: 22 IR 3366; readopted filed Jan 10, 2001, 3:23 p.m.: 24 IR 1518; errata filed Feb 6, 2006, 11:15 a.m.: 29 IR 1937; filed Apr 24, 2006, 3:00 p.m.: 29 IR 2959; readopted filed Nov 21, 2007, 1:16 p.m.: 20071219-IR-327070553BFA; readopted filed Jul 29, 2013, 9:21 a.m.: 20130828-IR-327130176BFA; readopted filed Jun 14, 2019, 1:59 p.m.: 20190710-IR-327190246BFA)

327 IAC 8-3.4-2 Applicability

Authority: IC 13-15-1-2; IC 13-15-2-1; IC 13-18-3-1; IC 13-18-4-1

Affected: IC 13-11-2; IC 13-13-5-1; IC 13-18-2

Sec. 2. The technical standards established in this rule are applicable to the design and construction of new or modified public water system production wells constructed in Indiana as specified in 327 IAC 8-3 and to the applications, plans, and specifications of those water wells that are reviewed by the commissioner. *(Water Pollution Control Division; 327 IAC 8-3.4-2; filed Jun 17, 1999, 1:50 p.m.: 22 IR 3368; readopted filed Jan 10, 2001, 3:23 p.m.: 24 IR 1518; filed Apr 24, 2006, 3:00 p.m.: 29 IR 2961; readopted filed Nov 21, 2007, 1:16 p.m.: 20071219-IR-327070553BFA; readopted filed Jul 29, 2013, 9:21 a.m.: 20130828-IR-327130176BFA; readopted filed Jun 14, 2019, 1:59 p.m.: 20190710-IR-327190246BFA)*

327 IAC 8-3.4-3 Certification

Authority: IC 13-14-8; IC 13-15-1-2; IC 13-15-2-1; IC 13-18-3-1; IC 13-18-4-1

Affected: IC 13-11-2; IC 13-13-5-1; IC 13-18-2; IC 25-31-1-19

Sec. 3. (a) A professional engineer must certify that the well design as shown on an application, plans, and specifications for a public water system well is in compliance with this rule except as provided in subsection (b).

(b) For a well design at small transient or small nontransient noncommunity water systems that are not subject to subsection (c), the well design as shown on an application, plans, and specifications for a public water system well may be certified by any of the following:

(1) A professional engineer.

(2) A licensed well driller.

(3) A licensed professional geologist.

(c) As required under IC 25-31-1-19(a), a well design on projects for:

(1) a county;

(2) a city;

(3) a town;

(4) a township;

(5) a school corporation; or

(6) any other political subdivision;

must have a professional engineer certify that the well design as shown on an application, plans, and specifications for a public water system well is in compliance with the rule. *(Water Pollution Control Division; 327 IAC 8-3.4-3; filed Jun 17, 1999, 1:50 p.m.: 22 IR 3368; readopted filed Jan 10, 2001, 3:23 p.m.: 24 IR 1518; filed Apr 24, 2006, 3:00 p.m.: 29 IR 2961; readopted filed Nov 21, 2007, 1:16 p.m.: 20071219-IR-327070553BFA; readopted filed Jul 29, 2013, 9:21 a.m.: 20130828-IR-327130176BFA; readopted filed Jun 14, 2019, 1:59 p.m.: 20190710-IR-327190246BFA)*

327 IAC 8-3.4-4 Required information regarding the location of a proposed production well

Authority: IC 13-14-8; IC 13-15-1-2; IC 13-15-2-1; IC 13-18-3-1; IC 13-18-4-1

Affected: IC 13-11-2; IC 13-13-5-1; IC 13-18-2; IC 25-31-1-19

PUBLIC WATER SUPPLY

21, 2007, 1:16 p.m.: 20071219-IR-327070553BFA; readopted filed Jul 29, 2013, 9:21 a.m.: 20130828-IR-327130176BFA; readopted filed Jun 14, 2019, 1:59 p.m.: 20190710-IR-327190246BFA)

327 IAC 8-3.4-14 Hydropneumatic storage tanks

Authority: IC 13-14-8; IC 13-15-1-2; IC 13-15-2-1; IC 13-18-3-1; IC 13-18-4-1

Affected: IC 13-11-2; IC 13-13-5-1; IC 13-18-2; IC 22-12

Sec. 14. (a) A hydropneumatic storage tank shall conform with the following:

- (1) The requirements of IC 22-12 and 680 IAC.
- (2) Shall not be buried except when in accordance with subdivisions (3) and (4).
- (3) A tank shall be protected from freezing and flooding.
- (4) Provide housing as follows:
 - (A) A hydropneumatic storage tank with an air-water diaphragm separator shall be within the housing.
 - (B) Hydropneumatic storage tanks without an air-water separator shall have all nontank mechanical parts, including valves, piping, and components, within the housing.
- (5) Be equipped to provide the following:
 - (A) The ability to isolate the tank from the rest of the public water system.
 - (B) A drain.
 - (C) Control equipment consisting of the following:
 - (i) A pressure gauge.
 - (ii) Pressure relief valve.
 - (iii) Air addition as follows:
 - (AA) Manual air addition may suffice for a hydropneumatic storage tank with an air-water diaphragm separator.
 - (BB) Equipment for automatic air addition shall be required for all other hydropneumatic storage tanks.
 - (iv) Start and stop controls for the pumps.
- (b) The usable capacity of a hydropneumatic storage tank must meet one (1) of the following:
 - (1) Be a minimum of three (3) times the installed rated capacity, in gallons per minute, of the primary pump, or pumps if more than one (1) pump is used to meet peak system demand, at an operating pressure of at least thirty-five (35) pounds per square inch.
 - (2) Be based on the manufacturer's pump specifications.
 - (3) Meet an alternative criteria approved by the commissioner.
- (c) Unless required by IC 22-12 or 680 IAC to be certified by ASME, a hydropneumatic storage tank shall be certified by American National Standards Institute (ANSI), The American Society of Mechanical Engineers (ASME), National Sanitation Foundation (NSF International), or Underwriter's Laboratories, Inc. (UL). The applicant must submit information showing that the tank used is properly certified.
- (d) Hydropneumatic tank storage of water shall not be designated for fire protection purposes.
- (e) A hydropneumatic tank shall not be used in a community public water system when more than four hundred (400) persons are served.
- (f) If more than one (1) hydropneumatic tank is used in series, each tank must:
 - (1) be able to be hydraulically isolated from the others using valves or similar devices;
 - (2) have sampling taps for performing water quality sampling; and
 - (3) be operated and maintained to ensure adequate water turnover.

(Water Pollution Control Division; 327 IAC 8-3.4-14; filed Jun 17, 1999, 1:50 p.m.: 22 IR 3373; readopted filed Jan 10, 2001, 3:23 p.m.: 24 IR 1518; filed Apr 24, 2006, 3:00 p.m.: 29 IR 2966; readopted filed Nov 21, 2007, 1:16 p.m.: 20071219-IR-327070553BFA; readopted filed Jul 29, 2013, 9:21 a.m.: 20130828-IR-327130176BFA; readopted filed Jun 14, 2019, 1:59 p.m.: 20190710-IR-327190246BFA)

Recommended Standards For Water Works

2018 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes--Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
Illinois Indiana Iowa Michigan Minnesota Missouri
New York Ohio Ontario Pennsylvania Wisconsin

Published by: Minnesota's Bookstore
Communications Media Division
660 Olive Street
St. Paul, MN 55155

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Public Health and Environmental Managers

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FINISHED WATER STORAGE

PART 7

7.0 GENERAL

The materials and designs used for finished water storage structures shall provide stability and durability as well as protect the quality of the stored water. Structures shall follow the current AWWA standards concerning storage tanks, standpipes, ground storage reservoirs, clearwells, and elevated tanks wherever they are applicable. Materials of construction are acceptable when properly designed to meet the requirements of Part 7.

7.0.1 Sizing

Storage facilities should have sufficient capacity, as determined from engineering studies, to meet domestic demands, and where fire protection is provided, fire flow demands.

- a. The minimum storage capacity (or equivalent capacity) for systems not providing fire protection shall be equal to the average daily consumption. This requirement may be reduced when the source and treatment facilities have sufficient capacity with standby power to supplement peak demands of the system.
- b. Excessive storage capacity should be avoided to prevent potential water quality deterioration problems.
- c. Fire flow requirements established by the appropriate state Insurance Services Office should be satisfied where fire protection is provided.

7.0.2 Location of finished water storage structures

- a. The lowest elevation of the floor and sump floor of storage structures shall be placed above the 100 year flood elevation or the highest flood of record, whichever is higher, and at least two feet above the groundwater table. Sewers, drains, standing water, and similar sources of possible contamination must be kept at least 50 feet from the structure. Gravity sewers constructed of water main quality pipe, pressure tested in place without leakage, may be used at distances of less than 50 feet, but no closer than 20 feet.
- b. The bottom of storage structures should be placed at or near the normal ground surface. If the bottom of a storage structure must be below the normal ground surface, adequate provisions shall be made to protect the structure from hydrostatic uplift forces and at least 50 percent of the water depth must be above grade. The top of a partially buried storage structure shall not be less than two feet above normal ground surface. Clearwells constructed under filters may be exempted from this requirement when the design provides adequate protection from contamination. Adequate protection shall include waterproofing the tank below grade; flexible membrane materials meeting the requirements of AWWA D130 and/or concrete admixtures may be considered as possible waterproofing alternatives. Gravity underdrains to capture surface water runoff may be considered, providing that pumping of the drainage water will not be required and underdrains discharge to daylight.

7.0.3 Protection from contamination

All finished water storage structures shall have suitable watertight roofs which exclude birds, animals, insects, and excessive dust. The installation of appurtenances, such as antenna, shall be done in a manner that ensures no damage to the tank, coatings or water quality, or corrects any damage that occurred.

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7.0.4 Security

Fencing, locks on access manholes, and other necessary precautions shall be provided to prevent trespassing, vandalism, and sabotage. Consideration should be given to the installation of high strength, cut resistant locks or lock covers to prevent direct cutting of a lock. Refer to Section 2.19 for security considerations.

7.0.5 Drains

If a gravity drain is provided, an air gap must be maintained at the outlet. No drain on a water storage structure may have a direct connection to a sewer or storm drain. The design shall allow draining the storage facility for cleaning or maintenance without causing loss of pressure in the distribution system.

7.0.6 Stored Water Age

Water quality degradation in distribution system storage facilities such as loss of disinfectant residual, microbial growth, formation of disinfection byproducts, nitrification, and taste and odor problems result from incomplete mixing, or high water age, or a combination of both. Distribution system storage facilities shall be designed to eliminate short-circuiting and stratification and achieve adequate mixing. Designs with single inlet/outlet pipe should be avoided. Consideration should be given to mixing systems to avoid stagnation and freezing. All products in contact with potable water shall be certified for compliance with ANSI/NSF Standard 61. Finished water storage shall be designed to facilitate fire flow and pressure requirements and meet average daily demand while maximizing daily volume turnover to minimize water age. Storage structures should be designed to ensure water age does not exceed five days.

7.0.7 Overflow

All water storage structures shall be provided with an overflow which is brought down to an elevation between 12 and 24 inches above the ground surface, and discharges over a drainage inlet structure or a splash plate. No overflow may be connected directly to any drain, sanitary sewer or storm sewer. All overflow pipes shall be located so that any discharge is visible.

- a. When an internal overflow pipe is used on elevated tanks, it should be located in the access tube. For vertical drops on other types of storage facilities, the overflow pipe should be located on the outside of the structure.
- b. The overflow shall open downward and be screened with twenty-four mesh non-corrodible screen. The screen shall be installed within the overflow pipe at a location least susceptible to damage by vandalism. A mesh-fitted mechanical flap valve is acceptable provided the flapper is supplied with non-corroding and non-seizing hinges. The flap valve shall be spring loaded or counterweighted so it closes and forms a tight seal after the overflow event.
- c. Use of a solid flapper or duckbill valve should be considered to minimize air movement and ice formation in the tank. When a solid flapper is used, a screen shall be provided inside the overflow. If a duckbill valve is used, a screen is not required. Provisions must be included to prevent the flapper or duckbill from freezing shut.
- d. The overflow pipe shall be of sufficient diameter to permit waste of water in excess of the maximum filling rate.

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7.0.8 Access

Finished water storage structures shall be designed with reasonably convenient access to the interior for cleaning and maintenance. At least two (2) manholes shall be provided above the waterline at each water compartment where space permits.

7.0.8.1 Elevated Storage or Dome Roof Structures

- a. At least one of the access manholes shall be framed at least four inches above the surface of the roof at the opening. They shall be fitted with a solid water tight cover which overlaps the framed opening and extends down around the frame at least two inches, shall be hinged on one side, and shall have a locking device.
- b. All other manholes or access ways shall be bolted and gasketed according to the requirements of the reviewing authority, or shall meet the requirements of (a).

7.0.8.2 Ground Level or Flat Roof Structures

- a. Each manhole shall be elevated at least 24 inches above the top of the tank or covering sod, whichever is higher.
- b. Each access manhole shall be fitted with a solid water tight cover which overlaps a framed opening and extends down around the frame at least two inches. The frame shall be at least four inches high. Each cover shall be hinged on one side, and shall have a locking device. See Section 2.19 for security considerations.

7.0.9 Vents

Finished water storage structures shall be vented. The overflow pipe shall not be considered a vent. Open construction between the sidewall and roof is not permissible.

Vents:

- a. shall prevent the entrance of surface water and rainwater;
- b. shall exclude birds and other animals;
- c. should exclude insects and dust, as much as this function can be made compatible with effective venting;
- d. shall, on ground-level structures, open downward with the opening at least 24 inches above the roof or sod, and be covered with twenty-four mesh non-corrodible screen. The screen shall be installed within the pipe at a location least susceptible to vandalism;
- e. shall, on elevated tanks and standpipes, open downward, and be fitted with twenty-four mesh non-corrodible screen in combination with an automatically resetting pressure-vacuum relief mechanism.

7.0.10 Roof and sidewall

The roof and sidewalls of all water storage structures must be watertight with no openings except properly constructed vents, manholes, overflows, risers, drains, pump mountings,

FINISHED WATER STORAGE

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control ports, or piping for inflow and outflow. Particular attention shall be given to the sealing of roof structures which are not integral to the tank body, including access tubes.

- a. Any pipes running through the roof or sidewall of a metal storage structure must be welded, or properly gasketed. In concrete tanks, these pipes shall be connected to standard wall castings which were poured in place during the forming of the concrete. These wall castings should have seepage rings imbedded in the concrete.
- b. Openings in the roof of a storage structure designed to accommodate control apparatus or pump columns, shall be curbed and sleeved with proper additional shielding to prevent contamination from surface or floor drainage.
- c. Valves and controls should be located outside the storage structure so that the valve stems and similar projections will not pass through the roof or top of the reservoir.
- d. The roof of the storage structure shall be sloped to facilitate drainage. Downspout pipes shall not enter or pass through the reservoir. Parapets, or similar construction which would tend to hold water and snow on the roof, will not be approved unless adequate waterproofing and drainage are provided.
- e. For reservoirs with concrete roofs, if a minimum slope of 1.5 percent is not provided, reservoir roofs must be made watertight with the use of a waterproof membrane or similar product.
- f. When earthen cover is used on concrete reservoirs, it shall be sloped to facilitate drainage.

7.0.11 Construction Materials

The material used in construction of reservoirs shall be acceptable to the reviewing authority. Porous materials, including wood and concrete block, are not suitable for potable water contact applications.

7.0.12 Safety

Safety must be considered in the design of the storage structure. The design shall conform to pertinent laws and regulations of the area where the water storage structure is constructed.

- a. Ladders, ladder guards, balcony railings, and safely located entrance hatches shall be provided. Access to roof hatches and vents shall be provided. When a fixed ladder is used, the bottom shall be located at least 12 feet above ground (refer to OSHA standard) to prevent the entrance of unauthorized personnel.
- b. Elevated tanks with riser pipes over eight inches in diameter shall have protective bars over the riser openings inside the tank.
- c. Railings or handholds shall be provided on elevated tanks where persons must transfer from the access tube to the water compartment. Fall protection shall be provided in accordance with OSHA standards.
- d. Confined space entry requirements shall be considered for all water tanks.

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7.0.13 Freezing

Finished water storage structures and their appurtenances, especially the riser pipes, overflows, and vents, shall be designed to prevent freezing which will interfere with proper functioning. Equipment used for freeze protection that will come into contact with the potable water shall meet ANSI/NSF Standard 61 or be approved by the reviewing authority. If a water circulation system is used, it is recommended that the circulation pipe be located separately from the riser pipe.

7.0.14 Internal catwalk

Every catwalk over finished water in a storage structure shall have a solid floor with sealed raised edges, designed to prevent contamination from shoe scrapings and dirt.

7.0.15 Silt stop

The discharge pipes from water storage structures shall be located in a manner that will prevent the flow of sediment into the distribution system. Removable silt stops should be provided.

7.0.16 Grading

The area surrounding a ground-level structure shall be graded in a manner that will prevent surface water from standing within 50 feet of it.

7.0.17 Painting and/or cathodic protection

Proper protection shall be given to metal surfaces by paints or other protective coatings, by cathodic protective devices, or by both.

- a. Paint systems shall meet ANSI/NSF standard 61 and be acceptable to the reviewing authority. Interior paint must be applied, cured, and used in a manner consistent with the ANSI/NSF approval. After curing, the coating shall not transfer any substance to the water which will be toxic or cause taste or odor problems. Prior to placing in service, an analysis for volatile organic compounds is advisable to establish that the coating is properly cured. Consideration should be given to 100 percent solids coatings.
- b. Wax coatings for the tank interior shall not be used on new tanks. Recoating with a wax system is strongly discouraged. Old wax coating must be completely removed before using another tank coating.
- c. Cathodic protection should be designed and installed by competent technical personnel, and a maintenance contract should be provided.

7.0.18 Disinfection

- a. Finished water storage structures shall be disinfected in accordance with AWWA Standard C652. Following disinfection and prior to placing the tank in service, water shall be tested for total coliform bacteria and chlorine residual. If the test for total coliforms is negative, and the chlorine residual meets the requirements of the reviewing authority, the tank may be placed into service. If the test shows the presence of coliform bacteria, two or more successive sets of samples, taken at 24 hour intervals, shall indicate microbiologically satisfactory water before the facility is placed into operation.

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- b. Disposal of heavily chlorinated water from the tank disinfection process shall be in accordance with the requirements of the state regulatory agency.
- c. The disinfection procedure specified in AWWA Standard C652 chlorination method 3, section 4.3 which allows use of the highly chlorinated water held in the storage tank for disinfection purposes, is not recommended. The chlorinated water may contain various disinfection by-products which should be kept out of the distribution system.

If this procedure is used, it is recommended that the initial heavily chlorinated water be neutralized and discharged to waste .

7.0.19 Provisions for sampling

Smooth-nosed sampling tap(s) shall be provided to facilitate collection of water samples for both bacteriological and chemical analyses. The sample tap(s) shall be easily accessible.

7.1 TREATMENT PLANT STORAGE

The applicable design standards of Section 7.0 shall be followed for plant storage.

7.1.1 Filter washwater tanks

Filter washwater tanks shall be sized, in conjunction with available pump units and finished water storage, to provide the backwash water required by Section 4.3.1.11. Consideration must be given to the backwashing of several filters in rapid succession.

7.1.2 Clearwell

Clearwell storage should be sized, in conjunction with distribution system storage, to relieve the filters from having to follow fluctuations in water use.

- a. When finished water storage is used to provide disinfectant contact time (see Section 4.4.2) special attention must be given to tank size and baffling. (See Section 7.1.2.b below.)
- b. To ensure adequate disinfectant contact time, sizing of the clearwell should include extra volume to accommodate depletion of storage during the nighttime for intermittently operated filtration plants with automatic high service pumping from the clearwell during non-treatment hours.
- c. An overflow and vent shall be provided.
- d. A minimum of two clearwell compartments shall be provided.

7.1.3 Adjacent storage

Finished or treated water must not be stored or conveyed in a compartment adjacent to untreated or partially treated water when the two compartments are separated by a single wall, unless approved by the reviewing authority.

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7.1.4 Other treatment plant storage tanks

Treatment plant storage tanks/basins such as detention basins, backwash recycle tanks, receiving basins and pump wet-wells shall be designed as finished water storage structures. Tanks are exempted from this requirement if they contain water that will receive full treatment for which the plant is designed, such as a pre-sedimentation basin at a surface water treatment plant, or water that will not be returned to the treatment process and is separated from the treatment plant by appropriate cross-connection control measures.

7.2 HYDROPNEUMATIC TANK SYSTEMS

Hydropneumatic (pressure) tanks, when provided as the only water storage are acceptable only in very small water systems. Systems serving more than 150 living units should have ground or elevated storage designed in accordance with Section 7.1 or 7.3. Hydropneumatic tank storage is not to be permitted for fire protection purposes. Pressure tanks shall meet ASME code requirements or an equivalent requirement of state and local laws and regulations for the construction and installation of unfired pressure vessels. Non-ASME, factory-built hydropneumatic tanks may be allowed if approved by the reviewing authority.

7.2.1 Location

The tank shall be located above normal ground surface and be completely housed.

7.2.2 System sizing

- a. The capacity of the wells and pumps in a hydropneumatic system should be at least ten times the average daily consumption rate.
- b. The gross volume of the hydropneumatic tank, in gallons, should be at least ten times the capacity of the largest pump, rated in gallons per minute. For example, a 250 gpm pump should have a minimum 2,500 gallon pressure tank, unless other measures (e.g., variable speed drives in conjunction with the pump motors) are provided to meet the maximum demand.
- c. Sizing of hydropneumatic storage tanks must consider the need for disinfectant contact time.

7.2.3 Piping

The hydropneumatic tank(s) shall have bypass piping to permit operation of the system while the tank is being repaired or painted.

7.2.4 Appurtenances

Each tank shall have an access manhole, a drain, and control equipment consisting of a pressure gauge, water sight glass, automatic or manual air blow-off, means for adding air, and pressure operated start-stop controls for the pumps. A pressure relief valve shall be installed and be capable of handling the full pumpage rate of flow at the pressure vessel design limit. Where practical the access manhole should be 24 inches in diameter.

7.3 DISTRIBUTION SYSTEM STORAGE

The applicable design standards of Section 7.0 shall be followed for distribution system storage.

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7.3.1 Pressures

The maximum variation between high and low levels in storage structures providing pressure to a distribution system should not exceed 30 feet. The minimum working pressure in the distribution system should be 35 psi (240 kPa) and the normal working pressure should be approximately 60 to 80 psi (410 - 550 kPa). When static pressures exceed 100 psi (690 kPa), pressure reducing devices shall be provided on mains or as part of the meter setting on individual service lines in the distribution system.

7.3.2 Drainage

Finished water storage structures which provide pressure directly to the distribution system shall be designed so they can be isolated from the distribution system and drained for cleaning or maintenance without causing a loss of pressure in the distribution system. The storage structure drain shall discharge to the ground surface with no direct connection to a sewer or storm drain.

7.3.3 Level controls

Adequate controls shall be provided to maintain levels in distribution system storage structures. Level indicating devices should be provided at a central location.

- a. Pumps should be controlled from tank levels with the signal transmitted by telemetering equipment when any appreciable head loss occurs in the distribution system between the source and the storage structure.
- b. Altitude valves or equivalent controls may be required for a second and subsequent structures on the system.
- c. Overflow and low-level warnings or alarms should be located where they will be under responsible surveillance 24 hours a day.



APPLICATION FOR CONSTRUCTION PERMIT FOR PUBLIC WATER SYSTEM - 327 IAC 8-3-3

State Form 35058 (R8 / 4-15)

Approved by State Board of Accounts, 2015

Indiana Department of Environmental Management
Drinking Water Branch

**Attachment D
Storage Facilities**

45568, Granger Water Utility
Attachment 4-11 (a), p. 47 of 99

<p>A. What is the 100 year or highest known flood elevation in the area? 766 ft above mean sea level</p>		<p>B. What type of storage facility is proposed? (standpipe, elevated, ground, etc.) Hydropneumatic Tanks - 2</p>	
<p>C. What is the capacity of the storage facility? 6,000 gallons total between 2 tanks</p>		<p>D. What is the elevation at the base of the storage facility? 784</p>	
<p>E. What is the purpose of the water storage facility? <input type="checkbox"/> a. Volume <input checked="" type="checkbox"/> b. Pressure <input type="checkbox"/> c. Fire protection</p>		<p>F. Are there other existing water storage tanks within the system? If so, what is the total storage capacity of the system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>G. What is the size (gallons) of the existing tank(s) and overflow elevation? 0</p>		<p>H. What is the average daily consumption of the system? 14,000 gallons</p>	
<p>I. How is the storage facility isolated from the distribution system? Two (2) 4-inch diameter non-rising stem gate valves, one for each hydropneumatic tank</p>			
<p>J. What is the filling rate of the storage facility? 600</p>	<p>K. What size is the overflow pipe? not applicable</p>	<p>Is the overflow pipe screened? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>What size screen? N/A</p>
<p>L. What is expected to be the operating head range of the storage facility? 40 PSI to 60 PSI</p>			
<p>M. What provisions have been made to monitor water levels in the storage facility? Each hydropneumatic tank will be equipped with a pressure transducer, a McDonnell & Miller Model 150S Tank Level Controller, and a sight glass.</p>			
<p>N. What provisions have been made to allow for draining of the storage facility? Each hydropneumatic tank will be equipped with a 2-inch diameter drain at the bottom, which is ran to the floor drain in the water treatment plant.</p>			
<p>O. Where are the sampling taps located? One smooth-nosed sampling tap is located on the system connection line of each of the hydropneumatic tanks, between the isolation valve of the tank and the tank itself.</p>			
<p>P. How is the storage facility protected from trespassers, vandalism and sabotage? Site fenced <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Alarm <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ladder guard <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lighting <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Hatch locked <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>Q. Is cathodic protection being used? No</p>			
<p>R. How is the storage facility being protected from freezing? Both hydropneumatic storage tanks are fully enclosed inside of a climate-controlled, lockable, building.</p>			

WTP Expansion

06/22/2021

1 **8. Q WHAT WERE THE SOURCES OF THE DATA USED TO PREPARE THE**
2 **SCHEDULES OF THE REPORT?**

3 A The data and assumptions used to prepare the schedules were provided by Granger
4 Water based on its expectations of growth and future costs, input from consulting
5 engineers, and input from contractors to be engaged for providing water service. Given
6 Granger Water does not have historical financial information from which to calculate
7 revenue requirements, I relied on the assumptions provided by management in
8 completing my analysis. I think the assumptions provided by management are
9 reasonable, however, would note that any changes in assumptions will result in changes
10 to financial results.

11 **9. Q WHAT ASSUMPTIONS ARE MOST SIGNIFICANT TO YOUR REPORT?**

12 A Appendix A to my Report describe general report assumptions provided by
13 Management of Granger Water as well as the assumptions underpinning each schedule
14 of the Report. I would highlight the importance of the customer growth assumptions,
15 which assuming new customers to Granger Water of 38 per year from year one to year
16 five, and 35 per year from year six to year ten. Customer growth effects estimated
17 revenues and expenses, repayment of the Water Plan Loan, collection of system
18 development charges, and build out of distribution plant assets. I discuss these elements
19 in greater detail below. Another key assumption is that the water plant assets initially
20 constructed are sized to serve approximately 260 customers. The Report assumes that

WTP Expansion

06/22/2021

1 expanding the treatment capacity of the water plant will require additional plant capital
2 expenditures of \$500,000.

3

4 **10. Q DESCRIBE THE RELATIONSHIP BETWEEN GRANGER WATER'S**
5 **REVENUE REQUIREMENTS AND PROPOSED RATES AND CHARGES.**

6 A. In a traditional cause before the Indiana Utility Regulatory Commission, the petitioner
7 submits proposed rates and charges that are calculated at sufficient levels to recover the
8 utility's revenue requirements. This method is suitable for established utilities with a
9 relatively stable customer base, however, is not suitable for the Petitioner. Granger
10 Water will serve a new residential development to be constructed over the next ten years
11 and beyond, which means that the relatively low number of customers in the early years
12 of the development will not be able to support the revenue requirements of Granger
13 Water without facing exorbitant rates. Granger Water proposes a flat rate charge of
14 \$75.00 as an initial rate that balances the cash needs of Granger Water with the customer
15 growth expected to occur within the residential development. The flat rate charge
16 includes both provision for water service and provision of fire protection. Granger Water
17 plans, but does not seek approval of in this current cause, to increase rates according to
18 the Alternative Regulatory Procedures for Small Utilities for five successive years
19 following approval of its initial rates. Granger Water anticipates that customer growth
20 will close the gap between revenues generated from customers and Granger Water's
21 revenue requirement.

06/22/2021

1 **21. Q DESCRIBE THE RATE INCREASE REQUIRED SECTION OF THE**
2 **ALLOWABLE NOI SCHEDULE.**

3 A This section is not intended to show proposed rate increases, but rather show what rate
4 increase would be required over the current rates such that Granger Water's Net
5 Operating Income and Income Tax on Utility Operations equals its Allowable Net
6 Operating Income. You can see that the addition of customers, combined with modest
7 rate increases according to the IURC's Alternative Regulatory Procedures results in
8 closing the gap between actual rates and the rates required to produce Allowable Net
9 Operating Income. Required rate increases decline through the estimated period as new
10 customer growth spreads Granger Water's cost across a wider customer base. This
11 Report does not provide an estimate beyond ten years, however, Granger Utility
12 anticipates customer growth beyond what is projected in this Report. Such growth would
13 necessitate expansion of capacity at the plant and also would serve to lower the required
14 rate increase.

15 **22. Q DESCRIBE THE SCHEDULE OF PROPOSED RATES AND CHARGES.**

16 A The Schedule of Proposed Rates and Charges shows the proposed flat rate charge of
17 \$75 per month, which includes water service and fire protection service, and the
18 grossed up system development charge of \$1,750. Other miscellaneous charges are
19 also included based on cost estimates provides by Granger Water's qualified operator.

Estimated Statements of Cash Flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Flows from Operating Activities										
Net Income	\$ (148,569)	\$ (123,893)	\$ (87,085)	\$ (50,107)	\$ (12,070)	\$ 12,996	\$ (31,985)	\$ (24,487)	\$ (3,940)	\$ 17,664
Plus: Depreciation Expense	40,236	46,604	53,084	59,676	66,384	72,669	89,064	95,570	102,188	108,920
Net Cash Flows from Operating Activities	(108,333)	(77,289)	(34,001)	9,569	54,314	85,665	57,079	71,083	98,248	126,584
Cash Flows from Financing Activities										
Shareholder Contribution (Lot Sales)	351,832	351,832	351,832	330,235	-	-	-	-	-	-
Shareholder Contribution (Capital Reserve)	1,573	2,019	2,491	2,991	3,520	4,079	4,669	5,293	5,950	6,643
Shareholder Contribution (Plant)	-	-	-	-	-	-	500,000	-	-	-
Shareholder Contribution (Distribution Loan)	-	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000
Principal Payment on Water Plant Loan	(351,832)	(353,274)	(381,361)	(394,930)	-	-	-	-	-	-
Principal Payment on Distribution System Loan	-	(275,061)	(271,580)	(267,713)	(376,705)	(409,630)	(362,621)	(390,233)	(422,355)	(451,831)
Plant Expansion	-	-	-	-	-	-	(500,000)	-	-	-
Contribution in Aid of Construction	38,570	38,570	38,570	38,570	38,570	35,525	35,525	35,525	35,525	35,525
Net Cash Flows from Financing Activities	40,143	54,086	29,952	(847)	(44,615)	(80,026)	(32,427)	(59,415)	(90,880)	(119,663)
Net Increase (Decrease) in Cash	(68,190)	(23,203)	(4,049)	8,722	9,699	5,639	24,652	11,668	7,368	6,921
Beginning Cash	148,478	80,288	57,086	53,036	61,758	71,457	77,096	101,748	113,416	120,784
Net Increase (Decrease) in Cash	(68,190)	(23,203)	(4,049)	8,722	9,699	5,639	24,652	11,668	7,368	6,921
Ending Cash (1)	\$ 80,288	\$ 57,085	\$ 53,037	\$ 61,758	\$ 71,457	\$ 77,096	\$ 101,748	\$ 113,416	\$ 120,784	\$ 127,705

(1) For select years, Ending Cash does not align to Beginning Cash of the subsequent year due to presentation of amounts rounded to the nearest dollar.

Data Source: Assumptions provided by management of the Utility. See Appendix A.

Q-4-8: Reference Exhibit 1.5 - Infrastructure Replacement Plan in Attachment JPM-6, Water System Management Plan (page 66 of 91) which reads as follows:

Estimated Life Expectancy 1.5.1	Schedule of Equipment 1.5.2	Replacement Date (Year) 1.5.3	Estimated Replacement Cost 1.5.4
40 Years	Well Pumps and Motors	2060	\$45,000 each
40 Years	Meters	2060	\$5,000 each
60 Years	Filters	2080	\$35,000 each
30 Years	Hydro pneumatic Tanks	2050	\$20,000 each
25 Years	Miscellaneous Valves	2045	\$20,000 total

Please provide documentation supporting the listed life expectancies, the listed replacement costs (e.g., written equipment vendor quotes or current project invoices), whether the costs shown are current costs or future costs, and whether the listed costs are all inclusive installed costs that also include removal and disposal of the original pieces of equipment.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

Peerless inserted this information directly into the WSMP through use of a shared document. Granger Water believes it is likely the information was inserted by Mike Williams based on his expertise in the field.

Q-4-9: For the two groundwater wells, please state the expected service life, the anticipated replacement year, and the estimated replacement costs.

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

Please see the first line item of the table contained in Q-4-8 above.

Q-4-10: Reference Petitioner's Exhibit No. 2 (Ms. Wilson's case-in-chief testimony, pages 4 and 5), which reads:

Another key assumption is that the water plant assets initially constructed are sized to serve approximately 260 customers. The Report assumes that expanding the treatment capacity of the water plant will require additional plant capital expenditures of \$500,000.

Please answer or provide the following:

- a. What additional facilities are anticipated to be needed at the water treatment plant? Please specify.
- b. Capacity of the water treatment plant expansion.
- c. Total capacity of the water treatment plant after the expansion is completed.
- d. Will finished water storage tanks (e.g., clearwell, elevated storage tank or ground storage tank) be constructed? If so, please identify the type of tank and indicate what will happen to the hydro-pneumatic tanks?
- e. Will additional groundwater wells be required? If so, how many additional wells will be installed and where will they be located?
- f. Number of additional customers planned to be served by the expanded water treatment plant.
- g. Total number of customers that could be served after the expansion is completed.
- h. The 500 customers expected by year 20 indicated in Attachment JPM-6, *Water System Management Plan*, page 32 does not match the assumed 600 service connections (Mr. Matthews case-in-chief testimony, page 8, lines 18-20) or the assumed 38 new customers per year (for years 1-5), the 35 new customers per year (for years 6-10), and 25 units per year (for years 11-20). Please explain.
- i. What year is the expanded water treatment plant expected to be in service?

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

- a. Granger Water anticipates three filtration vessels and one hydro-pneumatic tank will be needed at the water treatment plant.
- b. After expansion is completed, the water treatment plant will have the capacity to serve an additional 300 homes.
- c. The total capacity of the water treatment plant after expansion will be 600 homes.
- d. See WSMP Section 1.1.7 provided in the testimony of J. Patrick Matthews.
- e. No.
- f. The expansion will serve an additional 300 homes.
- g. The total capacity upon the completion of the expansion will be 600 homes.
- h. Initially, Granger Water notes that the foregoing are projections made at different times throughout the planning process. The projection of 600 homes is a rough, high end estimate of the total at full build-out of The Hills subdivision. That high end build out may take twenty years to achieve. The WSMP prepared in June of 2020 and presented in Attachment JPM-6, page 32 of 91, assumes the water plant is designed for a capacity of only 500 residential units.

Mr. Matthews provides an additional explanation on page 5, lines 16 to 19, of his Verified Direct Testimony. The initial build out is for 229 homesites, but the developer has an option on an additional 75 acres that will build to the approximate 500-600 homes. The number of homes will vary depending on how market trends drive lots sizes for future platting, etc.

The model presented in Attachment JZW-1 projects the cash flow and investment in the system for the addition of 38 customers per year for years 1-5 and 35 new customers per year for years 6-10 for a total of 365 customers projected during the ten-year time period.

- i. The expanded water plant is expected to be in service in 2030.

account for sprinkler use. This is already accounted for in the well capacity. The water demand consists of typical residential uses (drinking water, shower water, washing, etc.).

1.1.4 Anticipated population growth (20 years) and resulting change in demand

The community will begin with an estimated 40 units. The proposed wells will have a 72-hour pump test of greater than 1500 GPM. The entire anticipated project will consist of 500 homesites. The demand for 500 sites is 800 GPM. The community water system is being sized from the onset, to accommodate the full build-out of 500 sites. That is the only area being considered to be served. There is no anticipation for capacity outside of the development.

Average Daily Consumer Demand = 500gpd x 500 homes = 250,000 gallons per day
Peak Daily Consumer Demand = (250,000gpd x 2.5)+(800gpm x 60minutes/day) = 673,000gpd

1.1.5 Plan for meeting increased future demands

The water system is initially designed to support 500 units. Any upgrade to support this number will only require a future pump horsepower upgrade. 2-12 inch diameter wells will have enough capacity to supply the entire anticipated development of 500 lots. See calculations for Section 1.1.4. There are no plans to provide service outside of The Hills community.

Any narrative mentioning 500 lots/units is purely speculative. The development has only enough land for 229 residential lots as depicted in the provided plat. The developer has not secured any additional land to provide for expansion. We believe it is prudent to size for additional capacity at this time.

1.1.6 Site plan

See **Exhibit 1.1.6**

1.1.7 Description of facilities

The system will be served by two (2) 12" diameter wells equipped with vertical turbine pumps and motors. These will feed into one common treatment plant for Iron and Manganese removal. A pilot study is proposed to prove the effectiveness of using OxiPlus75 as filtration media at a filtration rate of 6.29 g.p.m./sq.ft.. This NSF Certified for Drinking Water (See **Exhibit 1.1.7**) media is proposed to be housed in six (6) filters measuring approximately 54" in diameter by 60" side shell height. Prechlorination with 12.5% sodium hypochlorite will be used for oxidation of the Iron, and 12.5% sodium hypochlorite will be used for post-chlorination to meet IDEM

guidelines for system residual. 12.5% sodium hypochlorite is also NSF certified (See **Exhibit 1.1.7**). All piping will be conforming to AWWA guidelines for underground water main and above grade piping installation, pressure testing, and disinfection. The treatment plant will also house two (2) hydropneumatic water storage tanks measuring approximately 60" diameter by 267" end to end. There will be no secondary pumping into the system, pressure will be developed by the well pumps themselves, and held constant by the hydropneumatic water storage tanks. All pumping, treatment, and storage facilities are powered by three-phase electrical service provided by I&M, with a 60 kW natural gas three-phase generator as backup. One well will be in a dedicated building, while the second well will be in a single structure with the treatment and storage systems.

See **Exhibit 1.1.7 (OxiPLus75 NSF Certification)**
(12.5% Sodium Hypochlorite Certification)

1.1.8 Details of interconnecting with other PWSs

The system will not connect to a separate Private Water System (PWS) or municipal system. This private system will service only the homes within The Hills at St. Joe Farm Major Subdivision community. There is no PWS located within a reasonable distance to make a connection feasible.

1.1.9 Description of ability to meet fire protection demand

In addition to water, sewer, and storm sewer running throughout the community, the new water distribution system will include fire hydrants. The fire hydrants are approved by County engineering, fire, and meet local and state requirement specifications.

Fire protection need is projected to ensure sufficient flow in the system with two (2) concurrent fires at the same time. With a base of 400 gpm for each fire, the system is developed to maintain this and exceeds it with a well pump capability projected at over 1,200 gpm.

Fire Department review and approval is a sub-part of the staff approvals for the infrastructure prior to final approval of the subdivision.

1.1.10 Plan for metering water production

Two (2) Siemens 5100W mag meters will be installed, one at each well to meter individual well production. Additionally, one common Siemens 5100W mag meter will meter influent into the

Q-4-13: Regarding sizing of the groundwater wells and the water treatment plant, please state or provide the following:

- a. Design period (e.g., 20 years, 30 years etc.) and design year;
- b. Connected population at the design year;
- c. Customer count at the design year;
- d. Basis used to determine the assumed 500 gallons per day average water usage per customer;
- e. Average day demand;
- f. Maximum day demand;
- g. Peak hourly demand;
- h. Design capacity of the wells with the largest well out of service;
- i. Design capacity of the vertical pressure filters with the largest filter out of service;
- j. Design capacity of the hydro-pneumatic tanks with the largest tank out of service;
- k. Assumed fire flow (gpm) and assumed fire flow duration (minutes).

Objection: Granger Water objects to the Data Request on the basis of the foregoing general objections.

Response:

- a. Design period is 20 years to full build-out. Design year is 2041.
- b. Estimated up to 2,100 total connected population as of the design year.
- c. 600 residential units.
- d. Granger Water assumes the 500 gallons per day reference in the Data Request is a typo and is intended to be 350 gallons per day. The 350 gallons per day per residential unit was used based on professional advice.
- e. 350 gallons per day per residential unit.

- f. 1,400 gallons per day per residential unit.
- g. 140 gallons per day per residential unit.
- h. 600 gallons per minute.
- i. 600 gallons per minute.
- j. 1,500 gallons of water storage per tank and 1,500 gallons of air storage for system pressure.
- k. 500 gpm for a duration of 120 minutes.

Granger Water Utility Expansion Costs - OUCC Estimate for Year 5

	Qty	Unit	Unit \$	Amount	OUCC Est. Cost for Expansion
Groundwater Well No. 3					
Construction, development, and testing of a shallow aquifer production well	1	LS	\$ 68,500	\$ 68,500	
Supply and Installation of lineshaft turbine pump, motor, and above grade piping	1	LS	\$ 61,500	\$ 61,500	
Sealing of well	1	LS	\$ 2,550	\$ 2,550	
Supply and installation of one 3 phase VFD	1	LS	\$ 18,000	\$ 18,000	
Wellhouse	1	LS	\$ 15,000	\$ 15,000	
Subtotal - Groundwater Well No. 3				\$ 165,550	\$ -
Pressure Filters					
54-inch diameter pressure filters with OxiPlus75 media rated at 6.29 gpm/ft ² (100 gpm each)	3	EA	\$ 35,000	\$ 105,000	
Piping and fittings allowance	35%			\$ 36,750	
Subtotal - Pressure Filters				\$ 141,750	\$ -
Hydropneumatic Tank					
3,000 gallon hydropneumatic tank	1	EA	\$ 20,000	\$ 20,000	
Piping, fittings, and controls allowance	35%			\$ 7,000	
Subtotal - Hydropneumatic Tank				\$ 27,000	\$ -
Clearwell					
				NA	\$ -
Elevated Storage Tank					
Land	1	Acre	\$ 30,000	\$ 30,000	
12" D.I. Transmission Main to Tank	1,500	LF	\$ 116	\$ 174,000	
12" Altitude Valve non modulating, double acting	1	EA	\$ 17,640	\$ 17,640	
12" Valves and Fittings	2	EA	\$ 5,600	\$ 11,200	
200,000 Gallon Elevated Storage Tank	1	LS	\$ 577,927	\$ 577,927	
Site Work	1	LS	\$ 5,000	\$ 5,000	
Fencing 8' Galvanized	600	LF	\$ 46	\$ 27,600	
Double Swing Gate 8' High 20' Wide	1	LS	\$ 2,850	\$ 2,850	
Subtotal - Elevated Storage Tank				\$ 846,217	\$ 846,217
Ground Storage Tank and Booster Station					
				NA	\$ -
Estimated Construction Cost					\$ 846,217
Contingencies (10%)	10%				\$ 84,622
Total Estimated Construction Cost					\$ 930,839
Engineering, Administration, and Inspection	15%				\$ 139,626
Easement Acquisition	1	LS	\$ 10,000		\$ 10,000
Total Estimated Expansion Cost for Finished Water Storage (rounded)					\$ 1,080,000