

The Evolution of a Countywide Sewer  
District with a focus on the  
**Adams County RSD**



**COMMONWEALTH™**  
**ENGINEERS, INC.**  
A wealth of resources to master a common goal.

Presented by  
Ben Adams, PE

Date:  
March 8, 2022

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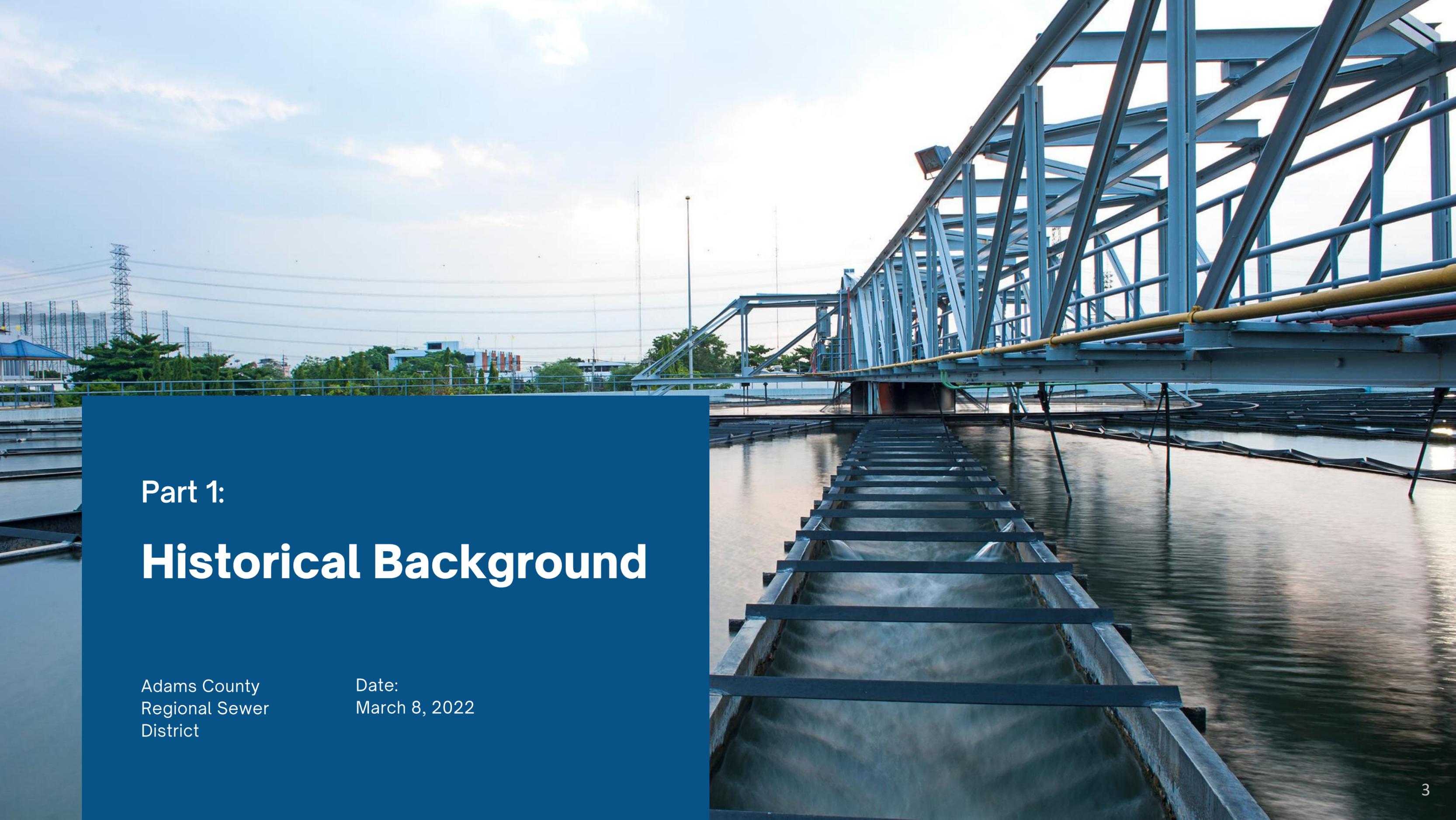
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Part 1:

# Historical Background

Adams County  
Regional Sewer  
District

Date:  
March 8, 2022

# Origins

- **Countywide Sewer District was created in 2009 by IDEM**
- **Seven (7) Member Board of Trustees**
- **Three (3) Trustees Appointed by the County Commissioner's**
- **Two (2) Trustees Appointed by County Council**
- **One (1) Trustee Appointed by the City of Decatur**
- **One (1) Trustee Appointed by the City of Berne**

# Origins

- **Original Project involved the extension of municipal sanitary sewer service to three (3) areas in northern Adams County**
- **Interlocal Agreement with Decatur took approximately One (1) year to negotiate**
- **Decatur Originally Agreed to do the Billing & Provide Maintenance to the District's pump stations**

# County & Municipal Partners

- **District hired Barry Scherer in 2017 to become the District Superintendent w/County's Assistance**
- **County has provided \$60,000/annually for operations**
- **District Staff has since grown to 3 total employees for maintenance and billing**
- **District has grown to include a separate treatment agreement with the City of Berne for the Linn Grove area**

# Regional Sewer Districts Statewide

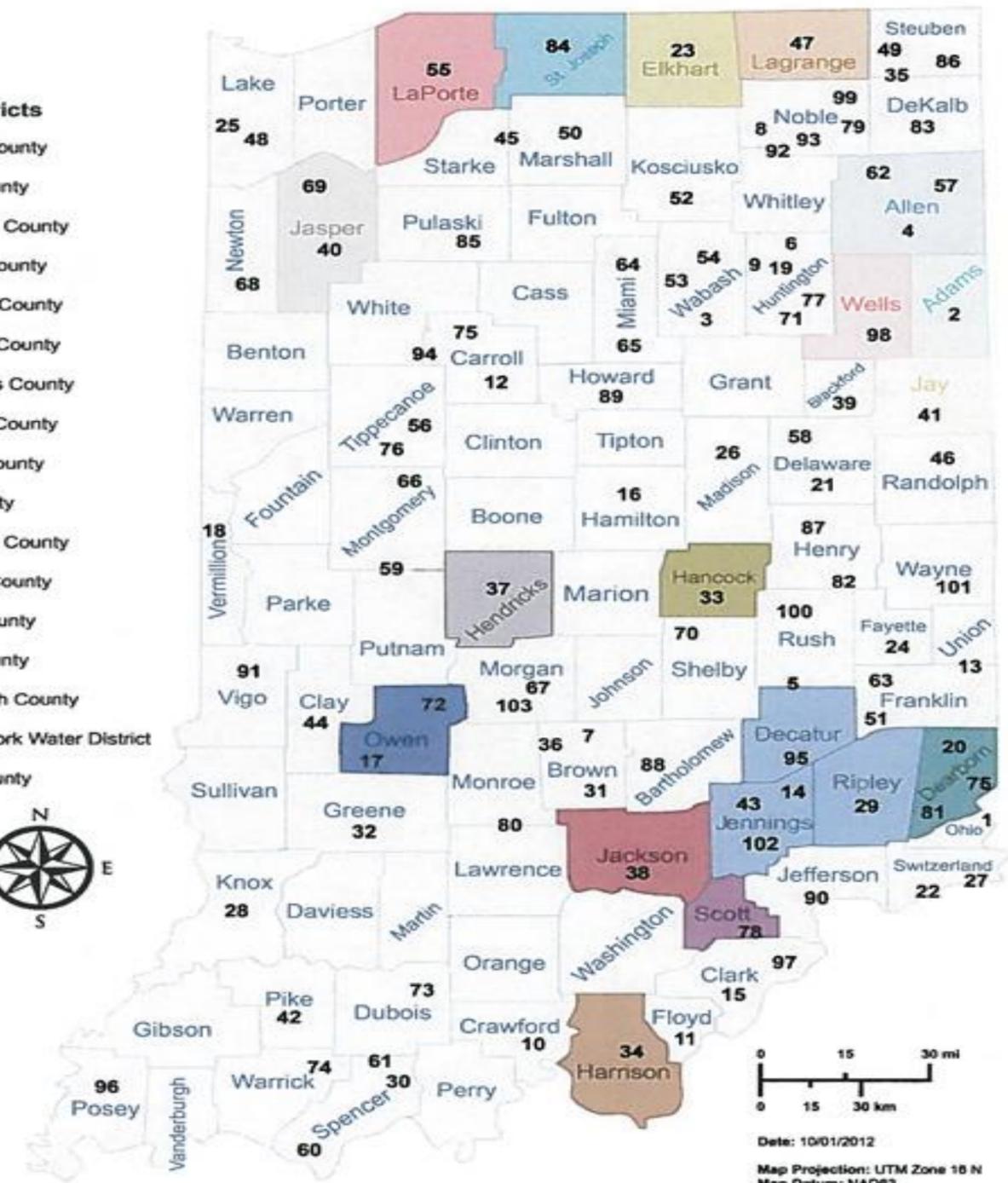


## Map of Indiana Regional Water and Sewer Districts

- |  |                                      |
|--|--------------------------------------|
| 1. Aberdeen RSD                          | 53. Laketon Area RSD                 |
| 2. Adams County RSD                      | 54. Laotto RSD                       |
| 3. Adams Lake RSD                        | 55. LaPorte County RSD               |
| 4. Allen County RSD                      | 56. Lauramie Township RSD            |
| 5. Anderson Township RSD                 | 57. Leo-Cedarville RSD               |
| 6. Arlington RSD                         | 58. Liberty RWD                      |
| 7. Bean Blossom RSD                      | 59. Little Raccoon RWD               |
| 8. Bear High Wolf Lake RSD               | 60. Luce Township RSD                |
| 9. Bippus RSD                            | 61. Mariah Hill RSD                  |
| 10. Blue River Regional Water District   | 62. Maysville RW & SD                |
| 11. Bordon Tri County Water District     | 63. Metamora RSD                     |
| 12. Bringham RSD                         | 64. Mexico RSD                       |
| 13. Brookville Lake RWD                  | 65. Miami Community RSD              |
| 14. Campbell Townshop RSD                | 66. Montgomery County RW & SD        |
| 15. Clark County Regional W & S District | 67. Morgan County RSD                |
| 16. Clay Township RWD                    | 68. Newton County RW & SD            |
| 17. Coal City RSD                        | 69. North West Jasper Water District |
| 18. Crown Hill RSD                       | 70. Northwest Shelby County RSD      |
| 19. Dawn Lakes RSD                       | 71. Norwood Regional W & S District  |
| 20. Dearborn County RSD                  | 72. Owen County RSD                  |
| 21. Delaware County RSD                  | 73. Patoka Lake Reg. W & S District  |
| 22. East Enterprise RSD                  | 74. Pigeon Township RSD              |
| 23. Elkhart County RSD                   | 75. Rockfield RSD                    |
| 24. Everton RSD                          | 76. Romney RSD                       |
| 25. Fairways Regional Water District     | 77. Rural Huntington County RWSD     |
| 26. Fall Creek RWD                       | 78. Scott County RSD                 |
| 27. Florence RSD                         | 79. Skinner Lake RSD                 |
| 28. Freelandville RSD                    | 80. South Central RSD                |
| 29. Friendship RSD                       | 81. South Dearborn RSD               |
| 30. Fulda RSD                            | 82. South Henry RWD                  |
| 31. Gnaw Bone RSD                        | 83. St. Joseph/Spencerville RSD      |
| 32. Greene County RSD                    | 84. St. Joseph County RWSD           |
| 33. Hancock County RW & SD               | 85. Star City RSD                    |
| 34. Harrison County RSD                  | 86. Steuben Lakes RWD                |
| 35. Helmer RSD                           | 87. Summit Springs RWD               |
| 36. Helmsburg RSD                        | 88. Tamerix RSD                      |
| 37. Hendricks County RSD                 | 89. Taylor Township RSD              |
| 38. Jackson County RSD                   | 90. Telegraph Hill-Rykers Ridge RSD  |
| 39. Jackson Township RSD                 | 91. Thralls Station RSD              |
| 40. Jasper County RW & SD                | 92. Tri Lakes RSD                    |
| 41. Jay County RSD                       | 93. Turkey Creek RSD                 |
| 42. Jefferson Township RSD               | 94. Twin Lakes RSD                   |
| 43. Jennings Northwest Reg. Utilities    | 95. Vernon Fork Water District       |
| 44. K & H RSD                            | 96. Wadesville-Blairsville RWD       |
| 45. Koontz Lake RSD                      | 97. Washington Township RSD          |
| 46. L & M Regional Water District        | 98. Wells County RSD                 |
| 47. LaGrange County RUD                  | 99. West Lakes RSD                   |
| 48. Lake Dalecarlia RWD                  | 100. Western Rush County RSD         |
| 49. Lake George RSD                      | 101. Western Wayne RSD               |
| 50. Lake of the Woods RSD                | 102. Hayden Utility (Pending)        |
| 51. Lake Santee RWWD                     | 103. Painted Hills RSD (Inactive)    |
| 52. Lakeland RSD                         |                                      |

### County-wide Districts

- |  |                            |
|--|----------------------------|
|  | Adams County               |
|  | Allen County               |
|  | Dearborn County            |
|  | Elkhart County             |
|  | Hancock County             |
|  | Harrison County            |
|  | Hendricks County           |
|  | Jackson County             |
|  | Jasper County              |
|  | Jay County                 |
|  | Lagrange County            |
|  | Laporte County             |
|  | Owen County                |
|  | Scott County               |
|  | St. Joseph County          |
|  | Vernon Fork Water District |
|  | Wells County               |



Date: 10/01/2012  
 Map Projection: UTM Zone 18 N  
 Map Datum: NAD83



Part 2:

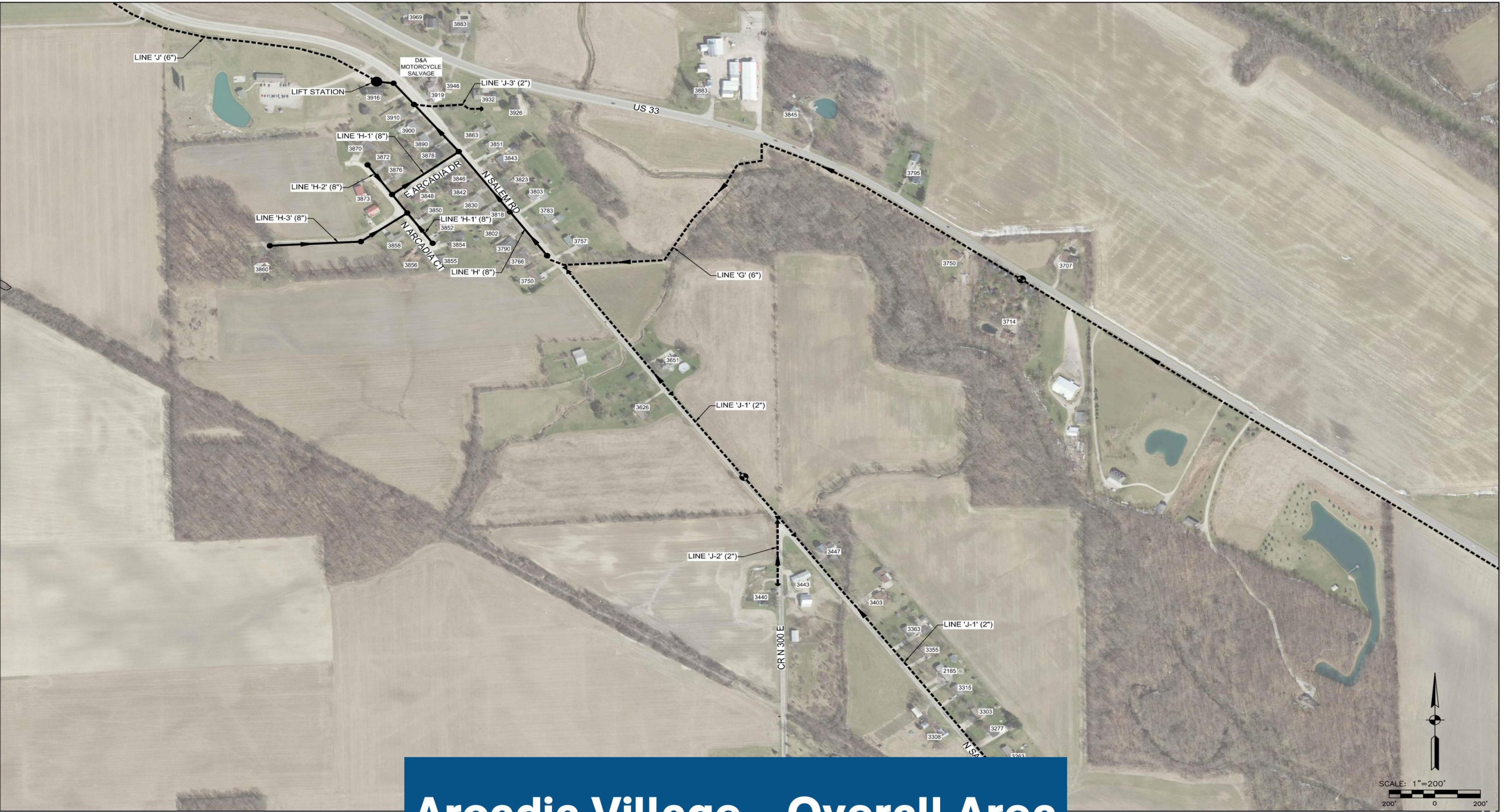
# Project Information

Adams County  
Regional Sewer  
District

Date:  
March 8, 2022

# **Project 1 – 2016 Septic Elimination**

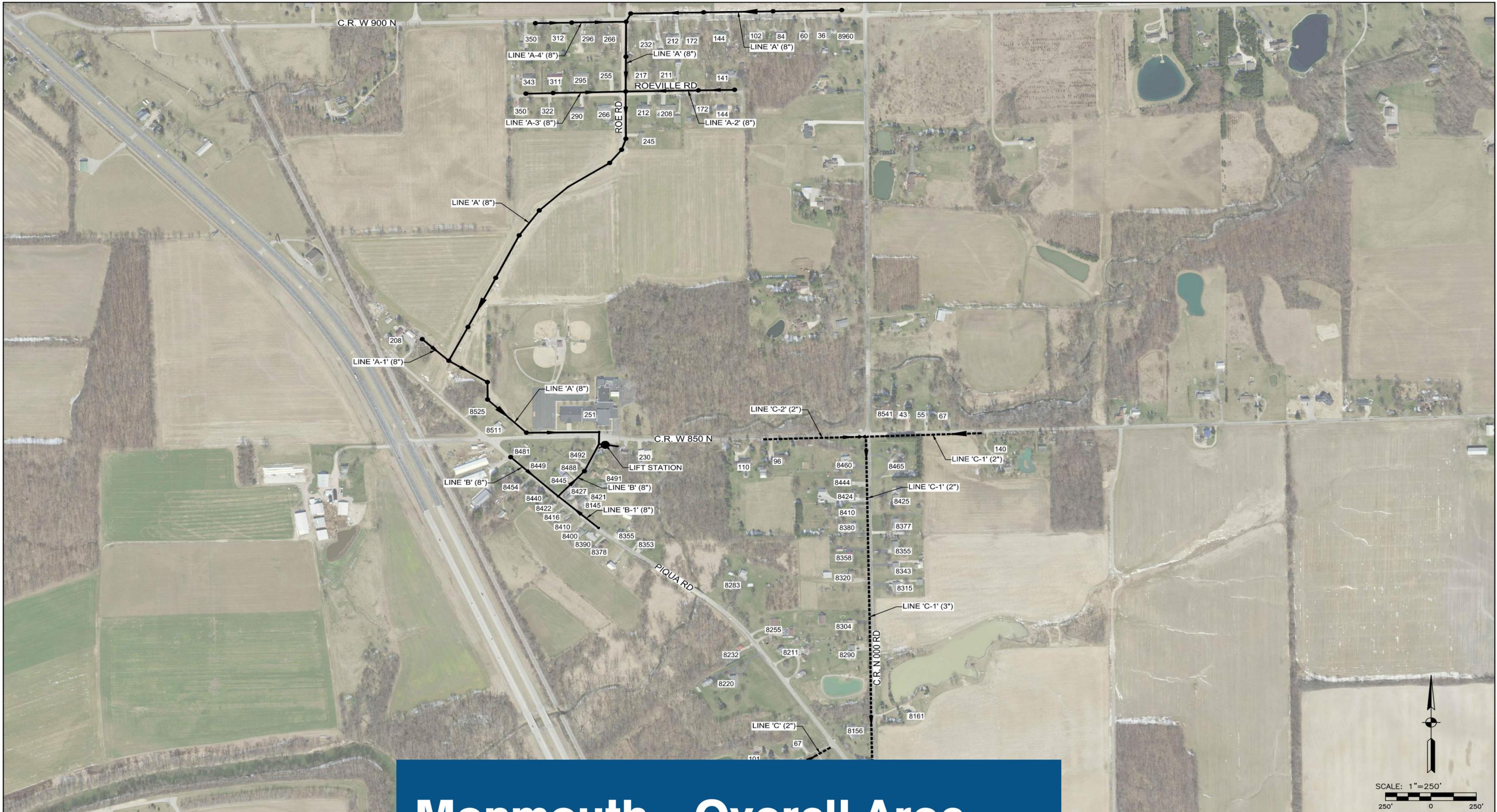
- **Funded by USDA-Rural Development Agency**
- **Total Project Costs = \$4,510,000**
- **Total Grant Funding = \$2,029,000**
- **Total Connections = 230**
- **Project Completion = July-August 2017**
- **Monthly User Rate = \$93.30**



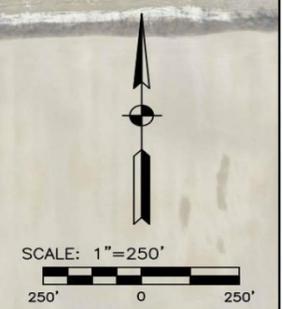
# Arcadia Village – Overall Area



**Arcadia Village Lift Station**

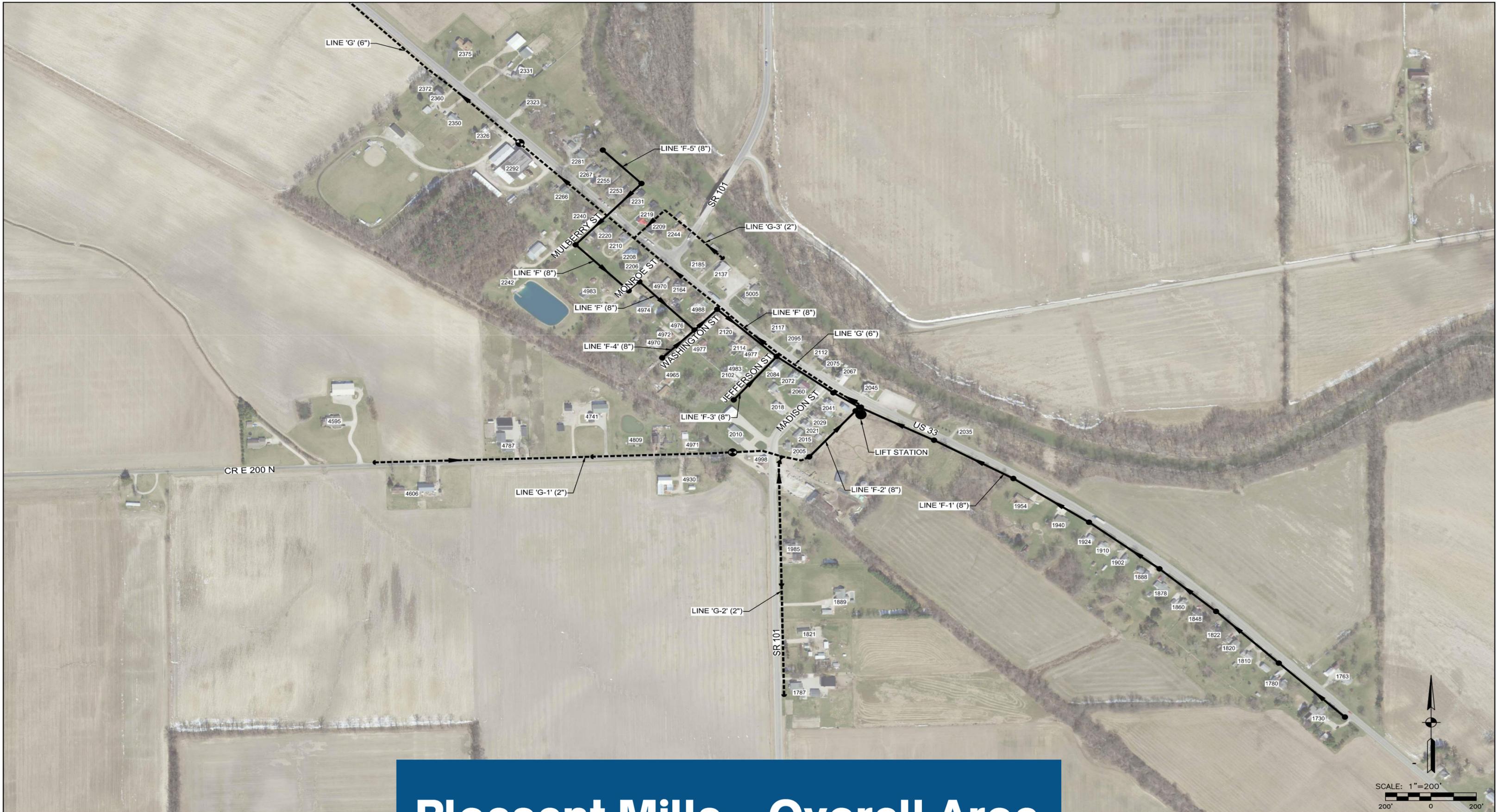


# Monmouth – Overall Area

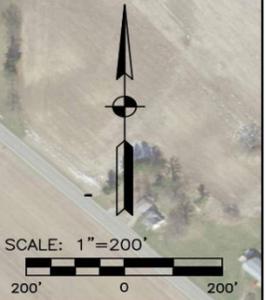




**Monmouth Lift Station**



# Pleasant Mills – Overall Area

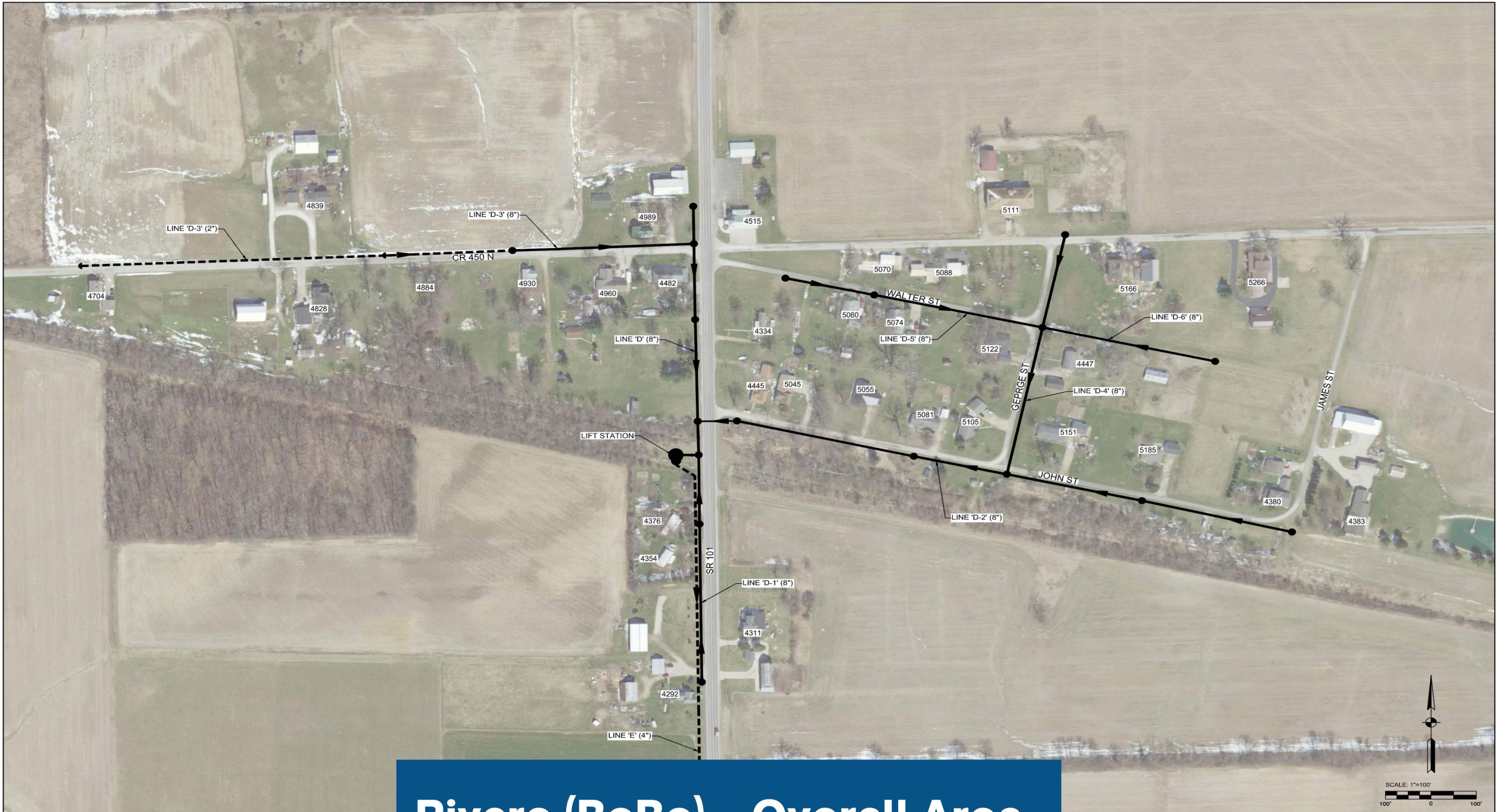




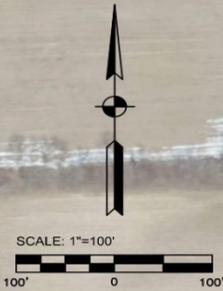
**Pleasant Mills Lift Station**

# **Project 2 – 2020 Septic Elimination**

- Funded by Indiana Finance Authority – State Revolving Fund**
- Total Project Costs = \$2,212,000**
- Total Grant Funding = \$2,212,000**
- Total Connections = 100**
- Project Completion = November 2020**
- Monthly User Rate = \$93.30**



# Rivare (BoBo) – Overall Area





**Bobo Lift Station**

# **Project 3 – 2021 Septic Elimination**

- **Funded by Indiana Finance Authority – State Revolving Fund**
- **Total Project Costs = \$9,881,000**
- **Total Grant Funding = \$8,000,000**
- **Total Connections = 375**
- **Project Completion = November 2021 - January 2022**
- **Interlocal Treatment Agreement Developed with the City of Berne**
- **Monthly User Rate = \$93.30**



# Barrington Woods



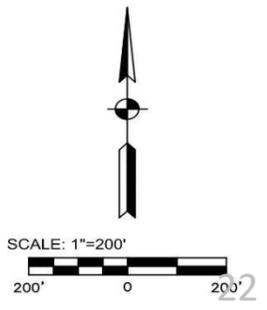


**Clem's Lake – Overall Area**



# Preble - Area 1

MATCHLINE (SEE BACK)

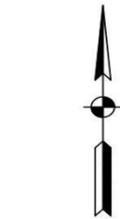




# Preble – Area 2

MATCHLINE (SEE BELOW LEFT)

MATCHLINE (SEE ABOVE RIGHT)



SCALE: 1"=300'  
 300' 150' 0' 25'

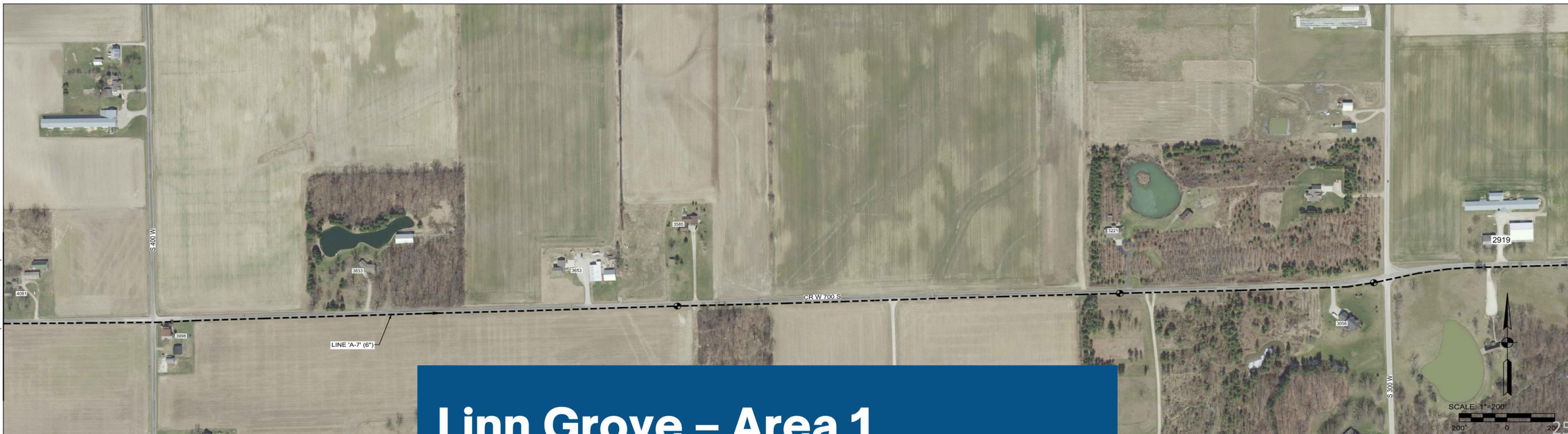


# Peterson – Overall Area

MATCHLINE (SEE PREBLE)



MATCHLINE (SEE BELOW LEFT)



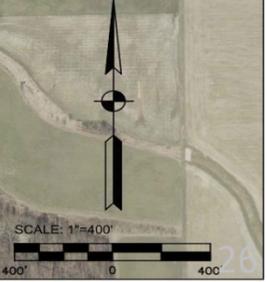
MATCHLINE (SEE BACK)

# Linn Grove – Area 1

SCALE: 1"=200'  
200' 0 20'



# Linn Grove - Area 2



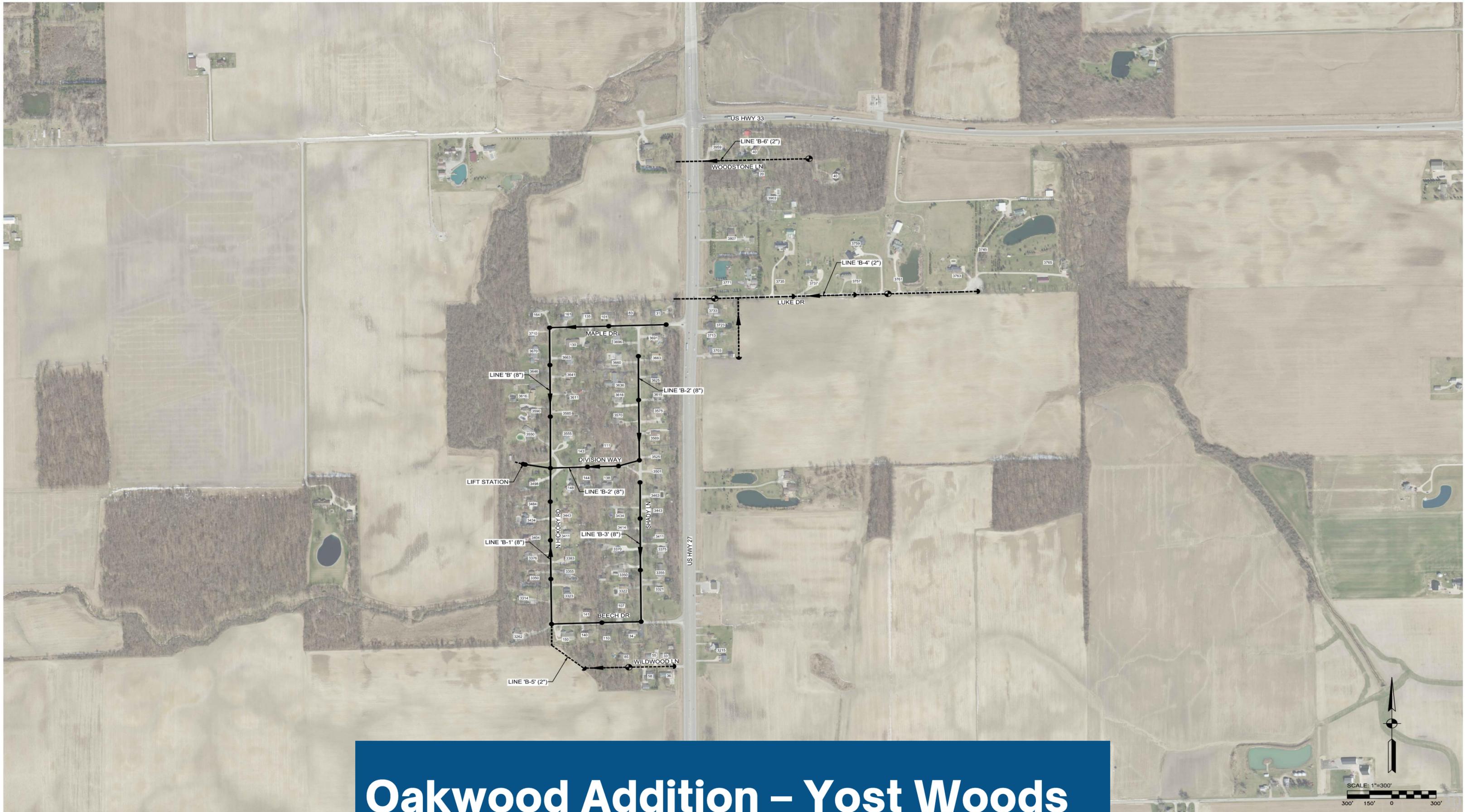
# **Project 4 – 2022 Septic Elimination**

- **Funded by Indiana Finance Authority – State Revolving Fund**
- **Total Project Costs = \$6,500,000**
- **Total Grant Funding = \$5,000,000**
- **Total Connections = 174**
- **Anticipated Project Start = May 2022**
- **Anticipated Monthly User Rate = \$93.30**

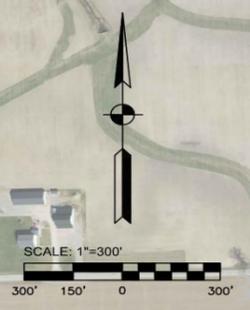
# Project 4 – 2022 Septic Elimination

- **Anticipated Borrowing = \$1,500,000**
- **Term = 35 years @ 2.3%**
- **Anticipated Interest Costs = \$690,000+**
- **Anticipated Total Repayment = \$2,190,000+**





# Oakwood Addition – Yost Woods





Part 3:

# Economic Impact & Future Projects

Adams County  
Regional Sewer  
District

Date:  
March 8, 2022

# Economic Impact

- **Total Project Costs to Date = \$23,103,000**
- **Total Length of New Sewer Infrastructure = 33.5 Miles**
- **Total Sewer Infrastructure including Project 5 = 40.5 Miles**
- **Building Improvements in District Service Areas since Project 1 = \$6,042,570**

# Adams County Development Along Sewer Lines

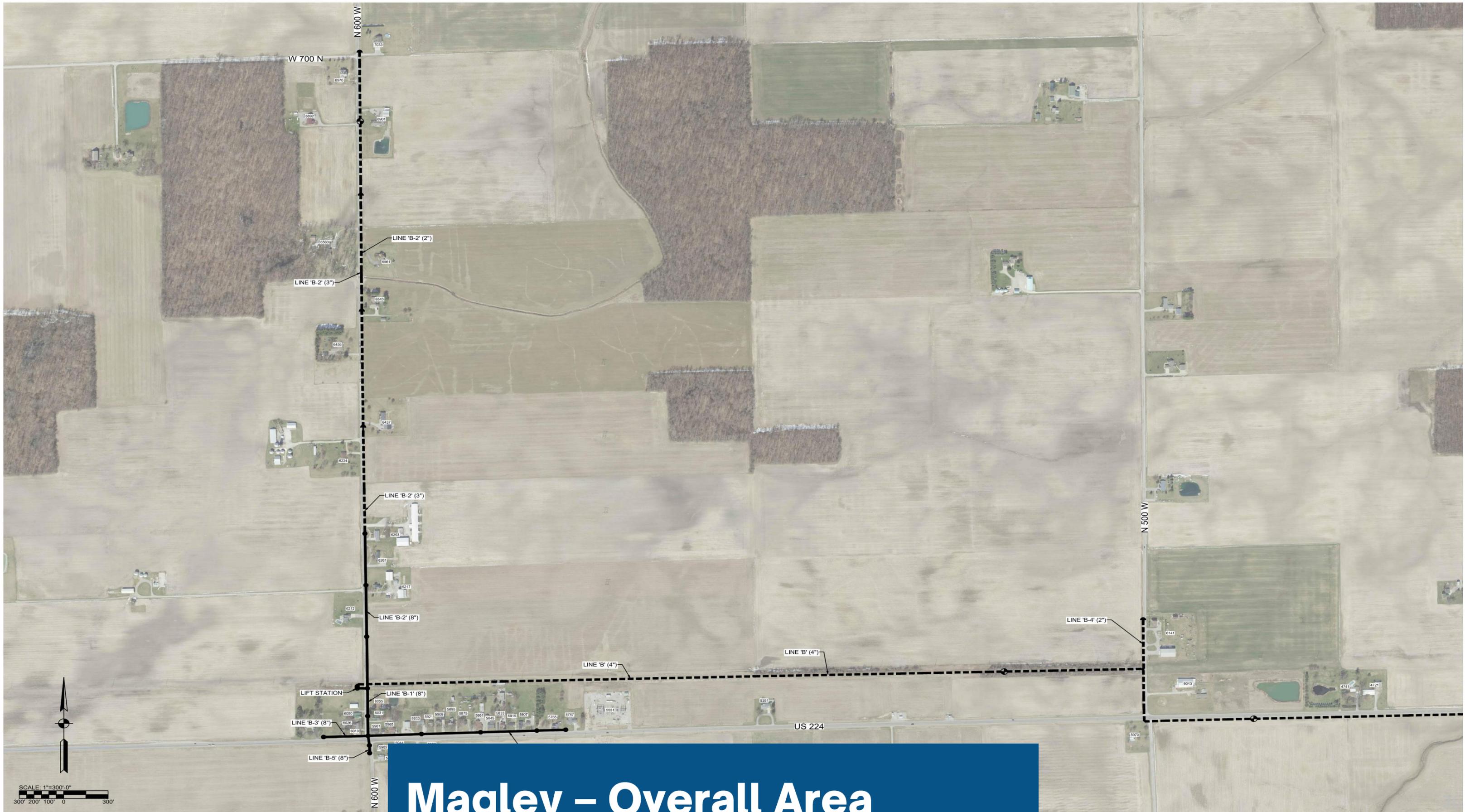
Adams County Development Along Sewer Lines 2017-Feb. 2022							
Sewer Project	Permit Year	Address	Property Owner	Estimated Cost:	Project Description:	Sq Ft.	Total per Sewer Line
N of Decatur	2020	217 W Roeville Rd.	Kowalczyk, Robert & Katie	\$ 298,700	SFR with Basement, Garage & Porch	4451	
N of Decatur	2020	173 W Roeville Rd.	Taylor, Joshua & Chelsea	\$ 48,200	Addition: Adding living quarters to garage	2501	
N of Decatur	2018	266 W Roeville Rd.	Cochran, Kevin & Rebecca	\$ 50,000	Addition: Adding bedroom & bathroom	294	
N of Decatur	2021	8860 N 000 Rd.	Koop, Thomas & Kristi	\$ 86,200	Accessory building with bathroom	4000	
N of Decatur	2018	51 W 900 N	Braun, Bryan & Kiri	\$ 151,747	SFR with Garage & Porch	2192	
N of Decatur	2018	51 W 900 N	Braun, Bryan & Kiri	\$ 21,000	Polebarn	1440	
N of Decatur	2017	9181 N 000 Rd.	Stirratt, Kevin & Diana	\$ 311,000	SFR with Garage	3163	
N of Decatur	2018	9505 N 000 Rd.	Fuelling, Tory	\$ 60,000	Accessory building with bathroom	1280	
N of Decatur	2020	112 E 1000 N	Fleming Excavating, Inc.	\$ 215,000	Addition/Remodel of Commercial Building	2408	
N of Decatur	2019	135 E 900 N	Sielschott, Adam & Angela	\$ 416,402	SFR with Basement, Garage & Porch	5373	
N of Decatur	2021	135 E 900 N	Sielschott, Adam & Angela	\$ 72,000	Accessory building with bathroom	2240	
N of Decatur	2018	20 E 900 N	Oreol, Harold & Patricia	\$ 266,314	SFR with Garage	3092	
N of Decatur	2018	74 E 900 N	Snyder, Lucas & Ariana	\$ 325,701	SFR with Basement	5660	
N of Decatur	2019	74 E 900 N	Snyder, Lucas & Ariana	\$ 18,000	Accessory building	1392	
N of Decatur	2020	172 E 900 N	Skramstad, Brett & Sabrina	\$ 309,306	SFR with Basement, Garage & Porch	6612	
N of Decatur	2020	499 E 900 N	Butler, Jim & Sarah	\$ 200,000	SFR with Basement & Garage	3970	
N of Decatur	2020	499 E 900 N	Butler, Jim & Sarah	\$ 41,000	Accessory building with bathroom	2760	
N of Decatur	2018	1040 E 900 N	Painter, Jordan & Jenelle	\$ 45,000	Accessory building with bathroom	2240	
N of Decatur	2017	8161 N 000 Rd.	Moses, Steve	\$ 35,000	Addition: Attached garage with living quarters	1760	\$ 2,970,570
NW of Decatur	2021	1423 W 750 N	McSorley, Dustin	\$ 350,000	SFR with Garage	5402	\$ 350,000
W of Decatur	2021	3701 W US Hwy. 224	White Rose Event Center, LLC	\$ 80,000	Bathrooms & Storage Building with Porch	665	
W of Decatur	2021	3531 W US Hwy. 224	Decatur Diamond	\$ 200,000	Remodel of Commercial Building	3500	
W of Decatur	2020	4704 W 500 N	Dollier, Cameron	\$ 250,000	Addition/Remodel of SFR (adding 2nd story and side addition)	1226	\$ 530,000
SE of Decatur	2017	1940 N US Hwy. 33	Robertson, Kenneth & Marolyn	\$ 50,000	Addition to SFR (bedroom & bathroom)	672	
SE of Decatur	2021	1701 N State Rd. 101	Parrish, Jared & Megan	\$ 250,000	SFR with Porch	5330	
SE of Decatur	2021	3308 N Salem Rd.	McAfee, Vince & Laura	\$ 333,000	SFR with Basement & Garage	4973	
SE of Decatur	2022	3320 N Salem Rd.	Gilbert, Katrina	\$ 449,000	SFR with Basement, Garage & Porch	5567	
SE of Decatur	2018	3916 N Salem Rd.	Zimmerman & Assoc., LLC	\$ 60,000	Duplex (2 units)	2528	
SE of Decatur	2021	4414 N Salem Rd.	Wetendorf, Sharlene	\$ 625,000	SFR with Garage & Porch	5270	\$ 1,767,000
S of State Rd. 218	2021	6550 S 400 W	Sprunger, Trent & Katherine	\$ 425,000	SFR with Basement, Garage & Porch	4470	\$ 425,000
			<b>Total:</b>	<b>\$ 6,042,570</b>			

# Economic Impact

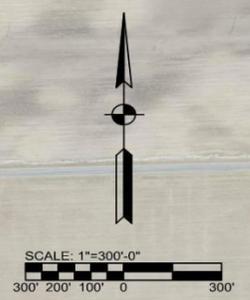
- **Private Sewer Extension to service Fleming Excavating, Inc.**
  - **\$215,000 in Building Improvements**
- **Decatur Diamond Remodel & Building Expansion**
  - **\$200,000 in Improvements**
- **Private Sewer Extension to service the Pleasant Dale Church**
  - **Church Building Expansion 2022/2023**

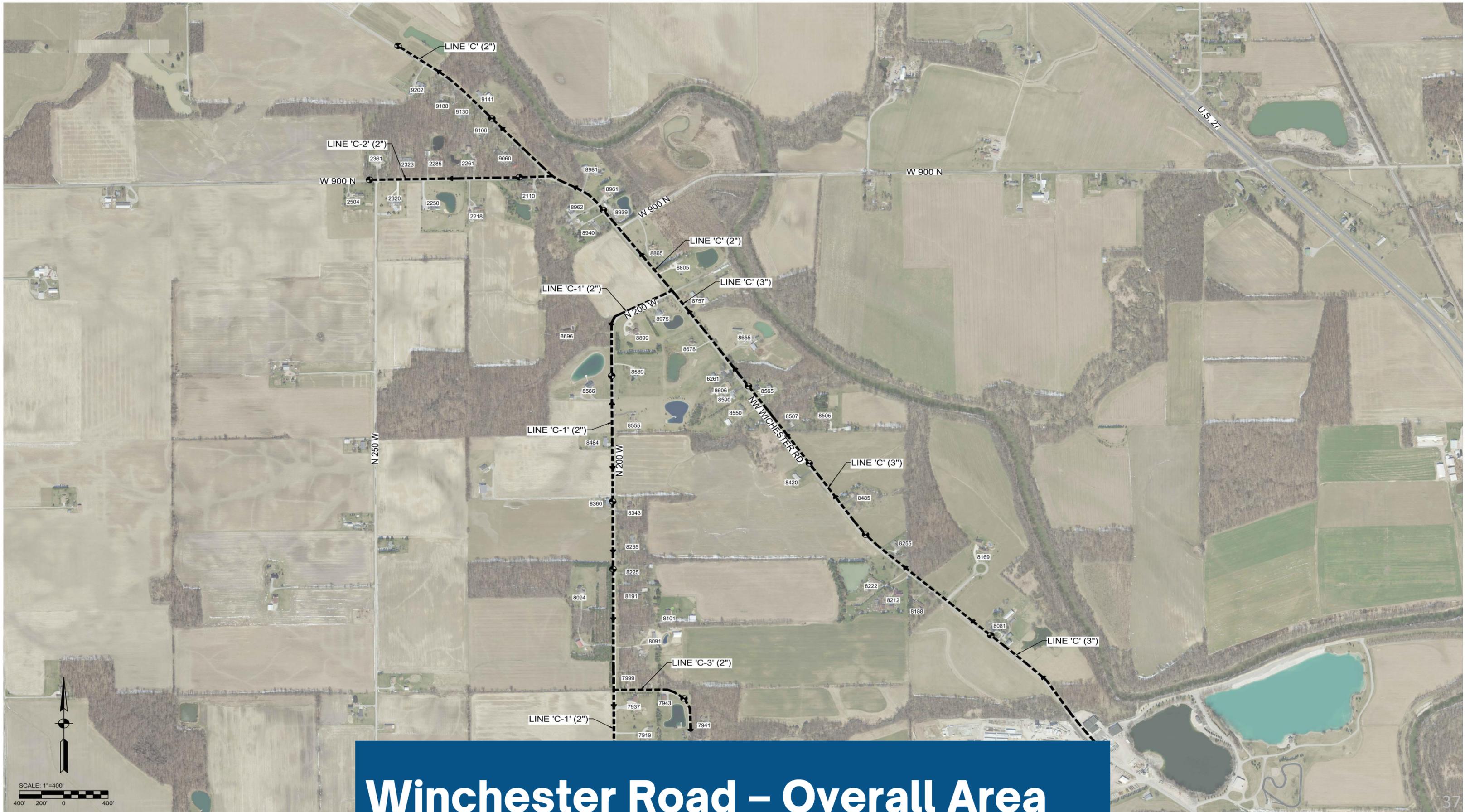
# **Project 5 – 2023 Septic Elimination**

- **Seeking funding from Indiana Finance Authority**
  - **State Revolving Fund**
- **Estimated Total Project Costs = \$6,600,000**
- **Targeted Grant Funding = \$5,000,000**
- **Anticipated Number of Connections = 185**
- **Anticipated Project Start = January 2023**
- **Anticipated Monthly User Rate = \$93.30**



# Magley - Overall Area





# Winchester Road – Overall Area



# Presenter



## **Ben Adams, P.E.**

District Engineer/Project Manager

Ben was instrumental in the creation of the District Plan in 2008 and has since served the District as their engineer for almost 15 years. Commonwealth was the design engineer for Projects 1-4 and is currently engaged in the design of Project 5.

Adams County Regional Sewer District

Date:  
March 8, 2022



# Contact Us

For any questions or clarifications on our presentation.

## Website

[Commonwealthengineers.com](http://Commonwealthengineers.com)

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