

**North Templar Park  
Property Owner's  
Association**

**Sewer Project Application**

**Dickinson County Water  
Quality Commission**

**September 23, 2023**

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**PROJECT APPLICATION**

Dickinson County Water Quality Commission  
Cover Sheet

1. Applicant Organization North Templar Park Property Owners Association  
Street address 13106 North Templar Drive  
City Spirit Lake  
State Iowa  
Zip 51360  
Email None – See Project Director below  
Phone None – See Project Director below  
Organization contact \_\_\_\_\_
2. Project title: NTPPOA Sewer Project  
Location North Templar Drive; Spirit Lake, Iowa
3. Project Director Dean Schmidt  
Street address 13106 North Templar Drive  
City Spirit Lake  
State Iowa  
Zip 51360  
Email Djschmidt1998@outlook.com  
Phone (712)304-0073
  
4. Application submission date: September 25, 2023
  
5. Brief description (75 words or less) of project, including expected results:  
  
A ~75-year-old sewer line services 26 properties of the North Templar Park Property Owners Association. The sewer line is leaching into surrounding soil discovered while digging foundations for new homes, and therefore, leaching into Big Spirit Lake. This homeowner's association owns its water and sewer lines. Iowa Great Lakes Sanitary District has advised us that sewer upgrade/replacement must be completed. We have explored multiple engineered concepts to arrive at our current plan.
  
6. Amount requested through this grant application \* : \$100,000
  
7. Matching funds:  
Hard match \$399,450 (Anything paid for with real money)  
  
Source(s): Special Assessments to each of the 26 properties in our property owner's association. This has been approved at our most recent association meeting.  
(If it is your intent to seek matching grants using the WQC funds, list those potential additional grants, the expected timing for funds to be available, and the dollars that will be requested)  
  
Soft match \$ 50,000 (Anything not paid with real money but has a value)  
Source(s) NTPPOA Sewer Committee and property owner volunteers  
Other support \_\_\_\_\_

- a. Amount of Federal, State or other public cash match money already acquired or in process (list all and status): \$ 0.00
- b. Amount of private cash match funds: \$ 399,450
- c. Source of public and/or private cash match (list all):

Is the project a portion of a larger, overall project to be implemented over a multi-year period? Yes  No  If yes, describe in project narrative and include in budget form as instructed.

**\* The Water Quality Commission will only obligate funds for current fiscal year. Any multi-year projects will be allowed to re-apply in subsequent years**

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**Type of project (select all that apply):**

- Public education, public awareness and information dissemination
- Creation or maintenance of Best Management Practices
- Erection and maintenance of storm water run off facilities
- Bank stabilization Water treatment
- Water monitoring
- Watershed protection
- Activities to abate and remove invasive species
- Any other activity which will improve, protect or enhance the quality of water in the lakes in Dickinson County

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**Estimated project dates:**

- a. Start October, 2023      b. Completion November, 2024
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**Applicant's signature.** Upon signing in the space provided below, the applicant agrees to conform to the requirements pertaining to:

- **Civil Rights Assurance of Compliance:** The applicant hereby agrees that it will comply with Title VI of the Rights Act of 1964, 1873 and the age Discrimination Act of 1975 to the end that no person in the United States shall on the grounds of race, color, national origin or otherwise subjected to discrimination under any program or activity for which the Applicant-Recipient receives grant funds and hereby gives assurance that it will immediately take any measures to effectuate this agreement.

This assurance is binding on the Applicant-Recipient, its successors, transferees, and assignees, and the person or person whose signature appears below are authorized to sign this assurance on behalf of the Applicant-Recipient.

Robyn Swisher, Vice President NTPPOA  
**Applicant's name and title**

September 23, 2023  
**Date**

**REQUIRED BUDGET FORM**

See Application Guidelines for this form.

**Proposed Budget for Current Grant Request Year (fill out with just the match for this year's WQC match if this is a multi-component, multi-year project, please fill out the second budget form with the entire budget and any anticipated grant dollars expected to be sought from WQC in future requests)**

	<u>Commission</u>	<u>Hard Match*</u>	<u>Soft Match**</u>	<u>Total</u>
1. Staff	\$ _____	\$ _____	\$ <u>20,000</u>	\$ <u>20,000</u>
2. Supplies and Services	\$ <u>100,000</u>	\$ <u>399,450</u>	\$ _____	\$ <u>499,450</u>
3. Equipment	\$ _____	\$ _____	\$ _____	\$ _____
4. Travel	\$ _____	\$ _____	\$ <u>5,000</u>	\$ <u>5,000</u>
5. Water Monitoring	\$ _____	\$ _____	\$ _____	\$ _____
5. Land Acquisition	\$ _____	\$ _____	\$ _____	\$ _____
6. Land Development	\$ _____	\$ _____	\$ <u>25,000</u>	\$ <u>25,000</u>
7. Other	\$ _____	\$ _____	\$ _____	\$ _____
<b>Total</b>	\$ <u>100,000</u>	\$ <u>399,450</u>	\$ <u>50,000</u>	\$ <u>549,450</u>

**\* Hard Match is "real money spent" toward project goal.**

**\*\* Soft Match is money indirectly spent toward project goal. (This is important but not included in the dollar amount for points).**

You must attach a letter of support for each contributor of Hard Match dollars and soft match dollars that specifies the amount of money or service being provided. If you are seeking other grants using WQC funds as a match, list those grants in the budget narrative and the timing those grant funds are to be available.

**\*Letters of support are attached on application pages 10 & 11.**

**BUDGET NARRATIVE:** Attach a Budget Narrative. Follow directions in Application Guidelines.

**\*Construction Cost Estimate by Scott Brunsvold, PE of Jacobsen-Westergard & Associates, Inc. is attached on application page 12.**

Item	Explanation	Commission \$	Hard Match \$	Soft Match \$	Total \$
8" PVC SDR-26	Sanitary Sewer Gravity Main, Trenched	\$20,000	\$65,600		\$85,600
8" x 4" PVC Wye	Saddle - 26 each		\$13,000		\$13,000
4' diameter Sanitary Sewer Manholes	5 each		\$24,000		\$24,000
4" Sewer Service Laterals	3250 L.F.	\$35,000	\$127,500		\$162,500
Temporary Road Repair	Gravel -6" thick		\$15,000		\$15,000
2" PVC Forcemain	Bored	\$15,000	\$41,500		\$56,500
Connecting 2" Forcemain to IGLSD Manhole			\$2,500		\$2,500
Grinder Pump Package	Complete	\$30,000	\$95,000		\$125,000
HMA Pavement Removal	Asphalt removal		\$10,350		\$10,350
Existing Culvert/Tile Repairs			\$5000		\$5,000
Tree removal and landscaping	Property owner volunteers			\$25,000	\$25,000
Sewer committee meetings - 5 members Dean Schmidt, Volunteer Project Manager	With DNR, IGLSD, Engineers, Property Owners Association, Committee meetings			\$20,000	\$20,000
Travel to Des Moines and permitting	Approval of DNR			\$5,000	\$5,000
<b>Totals</b>		\$100,000	\$399,450	\$50,000	\$549,450

**TASKS AND DELIVERABLES:** Attach a list of Tasks and Deliverables following the Application Guidelines included in this packet.

**October, 2023** – Negotiations with Iowa DNR for acquiring small parcel of DNR land for pump station purposes

**October, 2023** – Project out for bid by local contractors

**November, 2023** – Bids due to Scott Brunsvold, Jacobsen Westergard & Associates

**December, 2023** – Bid approval/acceptance

**March - October, 2024** – Sewer main, manholes, and lift pump installation, based on contractor's schedule

**April – November, 2024** – Individual property laterals laid and hooked up to new sewer main, based on contractor's schedule

## PROJECT NARRATIVE

Attach project narrative following the instructions in application guidelines, including:

### STATEMENT OF PROJECT NEED:

Over the last five years North Templar Park Property Owners Association has discussed, researched, and planned how to best replace our current sewer line. Awareness of the need for a new sewer main was discussed at our annual meeting in 2018 and we, as an association, felt the need to be proactive and respond with a plan to protect our water and environment. Throughout the discussions, our engineer, Scott Brunsvold of Jacobsen Westergard & Assoc., has guided us as to best location for cost effectiveness, yet best practice for environmental impact.

The current line is constructed of cement tile, over 75 years old, and has deteriorated to the point that it is leaching into the soil on our properties. Since our sewer is leaching into the soil and because of its close proximity to Big Spirit Lake, we also have environmental concerns about sewage remnants entering Big Spirit Lake. **See also the attached letter from Steve Anderson, Iowa Great Lakes Sanitary District Superintendent, application page 13.**

The cost of this project has continually inflated over the past years as we had applied for a permit to complete this work prior to 2020. Our first engineered plan, developed in 2019, was to replace the sewer line using the same footprint as our current line. As COVID shutdown happened in conjunction with this plan development, we were unable to secure contractors to complete the work. Upon further investigation of this first plan, we discovered the amount of tree removal, infrastructure repair, and infrastructure replacement required to enable easement for the large equipment to use the footprint of our current sewer line. This discovery added additional costs and significantly drove up the original costs to the project. Due to the significant increase in costs, our property owners chose to abandon that engineered plan and move the project further away from Big Spirit Lake and place the sewer line in alignment with the other utilities near or under the road to the North Templar Park neighborhood. Our original permit has lapsed as contractors were unavailable to complete our project within the guidelines of our permit.

We have arrived at a recommended engineered plan to abandon the leaching sewer line which bisects our properties, approximately 75 feet from Big Spirit Lake, and construct a new sewer line near the west boundaries of our properties and under our current road, approximately 150 feet from Big Spirit Lake. We will finance this project through private funds of our 26 property owners and Dickinson County Water Quality Commission Grant. **(Blueprints of our plan are attached pp. 14-15)**

A new plan has been engineered to extend our individual service laterals to the new sewer main near the western boundary of our properties and run the sewer main under our current road. This moves the sewer main approximately 75 feet further away from Big Spirit Lake and creates a closed system to stop the leaching of sewer into our soil, in turn into Big Spirit Lake, and further into the Okoboji chain of lakes.

## STATEMENT OF PROJECT BENEFITS TO WATER QUALITY

As indicated in the letter from the Iowa Great Lakes Sanitary District Superintendent, the NTPPOA current sewer is leaching in to our soil. Our property drains directly into Big Spirit Lake, so we know this aging sewer main has a direct impact on the water quality of Big Spirit Lake. Placing a new updated sewer main and new service laterals from the 26 properties in our association will stop the transfer of remnants of sewage into Big Spirit Lake and further into the Okoboji chain of lakes.

## PUBLIC AWARENESS PLAN

Our communication efforts to our association members are ongoing to encourage and enforce environmental best practices. Our association newsletter, along with our annual meeting reports, continually remind residents of the impact our footprint has on the water quality of Big Spirit Lake and the Okoboji chain of lakes. We have been recognized in the Spirit Lake Protective Association newsletter as being proactive with response to our needed sewer main replacement, as we took on this project prior to other entities becoming involved with enforcement of sewer main replacement. Our association has a representative that reports to the Spirit Lake Protective Association about our ongoing project to better the environmental impact on Big Spirit Lake.

**LAND ACQUISITION AND DEVELOPMENT:** *If the project involves land acquisition and development, fill out the requested information below. See application guidelines for details. (Note: Land Development is any activity on a piece of ground that constitutes improving the land, developing the land, or otherwise impacting the land)*

**Project Location:** North Templar Drive, Spirit Lake, Iowa

### **Environmental, Economic and Social Impacts of Project (Demonstrate project impact to water quality and project need in this section)**

Minimal tree removal will occur as a few trees remain in the area where a pump station will be placed to pump our sewage to the IGLSD Main. This new sewage line will create a closed system so no sewage leaks will happen into the Great Lakes waters of Big Spirit Lake and the Okoboji chain.

### **Historical, Archaeological, and Architectural Features/ Impacts/Land Acquisition, Development**

Placing the sewer main under our current road will minimally impact our environment with very few trees removed and no affect to the current landscape.



### **Project's Relationship to State, Local and County Plans**

This project is confined to the private land of North Templar Park Property Owners with the exception of a small parcel that is being negotiated with Iowa DNR to acquire.

### **Agreements and Easements/Land Acquisition/Development**

This project will be contained within the property of North Templar Park Property Owners Association. Easements from each property owner are already on record as this sewer main will be laid under our current road for which we currently have utility easements.

### **Itemized Cost Estimate Land Acquisition/Development**

We will use property owner volunteers to ready the land for this project. Acquiring the small parcel of land from Iowa DNR, tree removal, and landscaping will all be soft match money for which we have budgeted \$30,000 in soft money to complete the project.

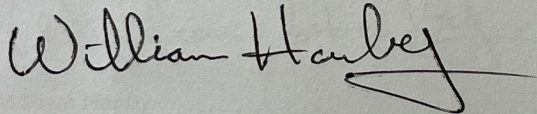
### **Maintenance Plan and Data Rights**

We have visited with the IGLSD and have an agreement in place for checking, maintaining, and servicing our 2 lift pumps every six months to be sure that they are functioning properly. Iowa Great Lakes Sanitary District has assured us that they will continually monitor our sewer line to avoid any contamination of our water quality in Dickinson County. Data to support this will be monitored by the IGLSD.

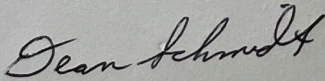
September 2, 2023

To: Dickinson County Water Quality Commission

Dean Schmidt, volunteer North Templar Park Property Owners Association (NTPPOA) Sanitary Sewer project manager, and other NTPPOA members will provide soft match funds in the amount of \$50,000 as project manager, debris removal, committee meeting attendance, and liaison with DNR, IGLSD, and DCWQC.



William Hanby  
President  
North Templar Park Property Owners Association



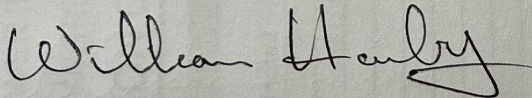
Dean Schmidt  
Sewer Committee Chairperson  
North Templar Park Property Owners Association

#FY24 - \_\_\_\_\_  
(For DCWQC Only)

September 2, 2023

To: Dickinson County Water Quality Commission:

North Templar Park property owners will provide the hard match funds of \$399,450 to the North Templar Park Sanitary Sewer Project as approved at a special membership meeting held September 2, 2023.



William Hanby  
President  
North Templar Park Property Owners Association

**NORTH TEMPLAR PARK  
SANITARY SEWER IMPROVEMENTS  
MAIN IN ROADWAY W/GRINDER PUMP PACKAGE  
CONSTRUCTION COST ESTIMATE**

Item #	Items	Quantity	Units	Unit Price	Total Price
1	8" PVC SDR-26 Sanitary Sewer Gravity Main, Trenched	1070	L.F.	\$ 80.00	\$ 85,600.00
2	8"x4" PVC Wye/Saddle	26	Each	\$500.00	\$ 13,000.00
3	4' Diameter Sanitary Sewer Manhole (5 each)	40	V.L.F.	\$600.00	\$ 24,000.00
4	4" Sewer Service Laterals	3250	L.F.	\$50.00	\$ 162,500.00
5	Temporary Road Repair (Gravel) 6" Thick	600	Ton	\$25.00	\$ 15,000.00
6	2" PVC Forcemain (Bored)	1130	L.F.	\$50.00	\$ 56,500.00
7	Connecting 2" Forcemain to GLSD Manhole	1	Lump Sum	\$2,500.00	\$ 2,500.00
8	Grinder Pump Package - Complete	1	Lump Sum	\$125,000.00	\$ 125,000.00
9	HMA Pavement Removal	2070	S.Y	\$5.00	\$ 10,350.00
10	Existing Culvert/Tile Repairs	1	Lump Sum	\$5,000.00	\$ 5,000.00

**Estimated Total Construction Cost    \$499,450.00**



Estimate prepared by:

Scott A. Brunsvold, PE  
**Jacobson-Westergard & Associates, Inc.**  
 Date: July 27, 2023

KAE HOPPE, PRESIDENT  
ROBERT H. BOETTCHER, TRUSTEE

CRAIG CAMOZZI, VICE PRESIDENT  
TOM KUHLMAN, TRUSTEE

CHAD CLARY, CLERK/SECRETARY  
STEVE ANDERSON, SUPERINTENDENT

IOWA GREAT LAKES SANITARY DISTRICT  
303 28<sup>TH</sup> STREET  
MILFORD, IOWA 51351

712/338-2626

FAX 712/338-2627

Website: [www.iglsd.com](http://www.iglsd.com)

August 22, 2023

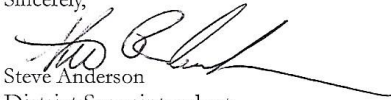
To whom it may concern:

The North Templar Park Association has been working on improving their private sewer system. It was found during high flows that the infiltration due to cracks and separated pipes allows ground water to enter their private sewer facilities. This forces wastewater out of their private sewer collection system and drains to nearby Big Spirit Lake. Big Spirit Lake is a source of water for the City of Spirit Lake drinking water plant. Big Spirit Lake is also one of only two lakes designated as Outstanding Iowa Waterbodies.

With the system not being airtight or watertight, there is a good probability that wastewater is leaching from the system. The private sewer collection systems manholes and pipes have several serve cracks, and this leads me to believe that water maybe leaving the private sewer system.

The North Templar Association has been working on getting this situation resolved. They have a solid plan to fix their sewer system and to protect the ground water, the public health and water quality of Big Spirit Lake.

Sincerely,



Steve Anderson  
District Superintendent  
Iowa Great Lakes Sanitary District

