

UTILITY BOARD/COMMON COUNCIL

Tuesday, June 26, 2018

7:00 P.M.

The Common Council and Utility Board of the City of Huntingburg met in joint session at the regularly scheduled meeting time on Tuesday, June 26, 2018 at the hour of 7:00 P.M. in the Council Chambers of the Huntingburg City Hall at 508 E. Fourth Street, Huntingburg, Indiana. Members Blessinger, Kissling, McPherron, and Bounds were present. Also present were Mayor Spinner, Clerk-Treasurer Dippel and City Attorney Schneider. Member Wehr was absent.

Mayor Spinner called the meeting to order.

A motion was made by Blessinger, seconded by McPherron and carried to approve the minutes of the June 12, 2018 meeting.

A motion was made by Kissling, seconded by Bounds and carried to approve the claims as presented.

The Mayor indicated this is the date, time and place set for the public hearing on the additional appropriation referred to in Ordinance No. 2018-16. The Mayor opened the public hearing and asked if anyone would like to comment. No comments were received.

A motion was made by Kissling, seconded by Bounds and carried to close the public hearing.

A motion was made by McPherron, seconded by Bounds and carried to adopt Ordinance No. 2018-16 entitled:

**AN ORDINANCE APPROVING ADDITIONAL APPROPRIATIONS FOR
THE 2018 BUDGET YEAR
(\$237,000.00)**

Upon call of roll for the adoption or rejection of Ordinance No. 2018-16 the vote being 4 ayes, 0 nays, 1 absent (Wehr), in favor of adoption, Ordinance No. 2018-16 was duly passed and adopted this date at the hour of 7:03 P.M.

Heidi Reller, Executive Director of the Huntingburg Housing Authority (HHA), was present to update the Council on the HHA. Reller also requested the Council forgive the Payment in Lieu of Taxes (PILOT) in 2018.

A motion was made by Kissling, seconded by Blessinger and carried to forgive the PILOT payment from HHA to the City of Huntingburg for 2018.

The Mayor presented a proposed agreement between the City of Huntingburg and the Southwest Dubois County School Corporation establishing a position of School Resource Officer (SRO) to be financed by the City of Huntingburg. It was noted that the agreement is by and through the Huntingburg Board of Public Works and Safety. The Mayor noted there is money in this year's budget for this officer.

A motion was made by McPherron, seconded by Blessinger and carried to recommend to the Huntingburg Board of Public Works and Safety entering into a contract with the Southwest Dubois County School Corporation to provide a School Resource Officer for the 2018-2019 school year.

Pete Schwiegeraht, Developer for MV Residential Development, (Miller Valentine) was present to give an overview and request support and incentive for the development of a 2nd phase of housing on the St. Joseph campus, the Townhomes of St. Joseph. He noted the development will contain up to 60 units of workforce housing which will include 1 and 2 bedroom units to be located in a 3 story building and adjacent 4 bedroom townhomes with a lease purchase option. He estimated the development costs to be between \$11-12 million. He noted they will be partnering with TRI-CAP and projects will be bid locally. He is requesting incentives that may include tax abatement,

infrastructure, and other financial help for the project and to help their score on the competitive tax credit program available through the State. He informed the Council that when he returns at a future meeting he will have a better idea of the amounts and types of incentives he will be asking for.

The conversation will continue in order to develop a proposal that will be reviewed by the Huntingburg Economic Development Commission and Common Council for consideration. The Mayor suggested the 2nd meeting in July for consideration.

The Mayor noted that the Huntingburg Redevelopment Commission has begun the process of amending the declaratory resolution for projects that are eligible to be funded through the various TIF areas in Huntingburg.

Planning Director Lake explained the process for amendments to the declaratory resolutions of the Northwest Industrial, Industrial Park-West and East Styline Economic Development Areas. The amended Plan lists of eligible projects (Exhibit A) retains, adds and deletes eligible projects in each area. Three proposed resolutions were presented for consideration.

A motion was made by Blessinger, seconded by McPherron and carried to adopt Resolution No. 2018-19 entitled:

**RESOLUTION OF COMMON COUNCIL
CITY OF HUNTINGBURG, INDIANA
REGARDING THE AMENDMENT OF THE NORTHWEST INDUSTRIAL
ECONOMIC DEVELOPMENT AREA**

A motion was made by Kissling, seconded by Bounds and carried to adopt Resolution No. 2018-20 entitled:

**RESOLUTION OF COMMON COUNCIL
CITY OF HUNTINGBURG, INDIANA
REGARDING THE AMENDMENT OF THE INDUSTRIAL PARK-WEST
ECONOMIC DEVELOPMENT AREA**

A motion was made by McPherron, seconded by Blessinger and carried to adopt Resolution No. 2018-21 entitled:

**RESOLUTION OF COMMON COUNCIL
CITY OF HUNTINGBURG, INDIANA
REGARDING THE AMENDMENT OF THE EAST STYLINE
ECONOMIC DEVELOPMENT AREA**

Energy Superintendent Reutepohler presented the monthly Gas Utility report. He informed the Board that he made an emergency purchase of 600 ft. of 6" pipe from Consolidated Pipe to be bored in by USDI due to existing pipe being exposed and bowing on a bank north of the Quality Inn. He requested ratification of the purchase.

A motion was made by McPherron, seconded by Blessinger and carried to ratify the purchase of 600 ft. of 6" gas pipe from Consolidated Pipe in the amount of \$8,082.90.

Reutepohler informed the Board that crews continue to inspect gas meters for atmospheric corrosion.

Reutepohler presented the monthly Electric Utility report. He informed the Board that work is complete around the new Dollar Store at 1st and Main Streets with 11 new poles. He indicated that a new service is being installed at the OFS plant (Chestnut Street at railroad tracks); and a new transformer is being installed along with a large service.

Water Superintendent Meyerholtz presented the monthly Water Utility report. He noted the computer that regulates the chlorine levels went out so chlorine levels will be manually changed when flows are changed. He updated the Board on the water meter upgrade noting 500 new meters are in and SENSUS analytics training will be held June 27 and 28.

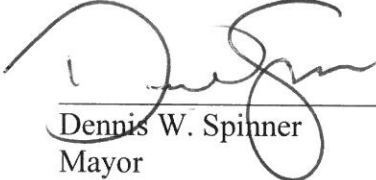
Meyerholtz informed the Board that he attended a State Revolving Fund loan meeting about the financing of the water plant expansion and noted \$900,000.00 of the

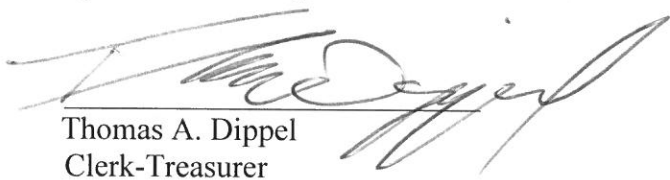
project qualifies for 0% financing due to lead issues. He also wants to incorporate some "green" materials in the design to help increase the evaluation score for the SRF loan and decrease future costs of operation of the plant.

The Mayor indicated that budget meetings need to be set for Department heads to present their 2019 budget proposals to the Council.

A motion was made by McPherron, seconded by Bounds and carried to set two public meetings of the Common Council to review 2019 budgets; 10:00 A.M. and 1:30 P.M. on August 8, 2018 in the Council Chambers of Huntingburg City Hall.

There being no further business before the Council, a motion was made by Kissling, seconded by Bounds and carried to adjourn the meeting at 8:03 o'clock P.M.



Dennis W. Spinner
Mayor

Thomas A. Dippel
Clerk-Treasurer

EXHIBIT A

(Northwest Industrial Park EDA & Industrial Park-West EDA)

<u>PROJECT</u>	<u>Estimated Project Cost</u>	<u>Estimated Amount To Be Funded With TIF</u>
<p>1. <u>HERITAGE TRAIL</u> Construction of a safe and accessible pedestrian and bicycle trail to connect the Northwest Industrial and the Industrial West Economic Development Areas with the workforce housing sites, existing walking and bicycling trails, the downtown 4th Street business district, City of Huntingburg Parks and Southwest Dubois County Schools.</p>	\$8,000,000	\$1,600,000
<p>2. <u>MAINTENANCE & EMERGENCY CENTER</u> Relocate the current Street Department maintenance facility from the floodplain and including an emergency shelter and training center. The project includes acquisition of land and development of a dual-purpose facility</p>	\$2,000,000	\$500,000
<p>3. <u>NORTHSIDE PARK</u> Construction of a safe and accessible recreational space the will improve the quality of life and create an amenity which will attract and retain the workforce needed to sustain businesses in the Northwest Industrial and the Industrial West Economic Development Areas.</p>	\$500,000	\$250,000
<p>4. <u>19th STREET SEWER EXTENSION</u> Extend Sewer service on 19th street from vault Company to County Road 400W for future industrial expansion. Consisting of the installation of 2700' of 8" gravity sewer and 7 manholes.</p>	\$350,000	\$350,000
<p>5. <u>COMPREHENSIVE PLAN</u> Establish and implement a long term comprehensive redevelopment plan for the Main Street / 231 Corridor that sets design standards for infrastructure, sets goals for redevelopment and identifies available outside funding sources to carry out the plan in order to improve the quality of life and create amenities which will attract and retain the workforce needed to sustain businesses in the Northwest Industrial and the Industrial West Economic Development Areas.</p>	\$65,000	\$10,000

EXHIBIT A continued

6. <u>GATEWAY IMPROVEMENT</u> Construction of improvements to enhance the safety and appearance of major community gateway at the north end of the Main Street Redevelopment Area.	\$150,000	\$90,000
7. <u>MAIN STREET EDA PROPERTY REDEVELOPMENT</u> Identify and redevelop spaces in the Main Street Economic Development Area where properties have remained in long-term disrepair partially due to real or perceived environmental impacts. This disrepair is discouraging new future development and inhibiting reinvestment from the private sector. Necessary to improve the quality of life and create amenities which will attract and retain the workforce needed to sustain businesses in the Northwest Industrial and the Industrial West Economic Development Areas.	\$1,100,000	\$750,000
8. <u>MAIN STREET STREETScape IMPROVEMENTS</u> Construct infrastructure improvements to enhance commercial viability of property where a lack of public infrastructure in the form of sidewalks, curbing and lighting have held back development. Necessary to improve the quality of life and create amenities which will attract and retain the workforce needed to sustain businesses in the Northwest Industrial and the Industrial West Economic Development Areas.	\$300,000	\$150,000
9. <u>14th STREET RECONSTRUCTION</u> Upgrade 14th Street from Main Street west to Chestnut Street in order to facilitate increased heavy truck and vehicular traffic to be generated by the railroad overpass. 14th Street will serve as the connector road to the overpass and to the Northwest Industrial and Industrial West Economic Development Areas.	\$750,000	\$500,000
10. <u>PROJECT MANAGEMENT</u> Payment for management services for each of the project plans in, serving or benefiting the Northwest Industrial and Industrial West Development Areas as approved by the Declaratory and Confirmatory Resolutions.	\$300,000	\$300,000
11. <u>MISCELLANEOUS</u> The design and construction of other improvements that are permitted to be funded from tax increment under IC 36-7-14 and the expenditure for any other cost permitted to be funded from tax increment under IC 36-7-14		
TOTALS	\$13,515,000	\$4,500,000

EXHIBIT A *Continued*
(East Styline EDA)

<u>PROJECT</u>	<u>Estimated Project Cost</u>	<u>Estimated Amount To Be Funded With TIF</u>
1. <u>HERITAGE TRAIL</u> Construction of a safe and accessible pedestrian and bicycle trail to connect the Northwest Industrial and the Industrial West Economic Development Areas with the workforce housing sites, existing walking and bicycling trails, the downtown 4 th Street business district, City of Huntingburg Parks and Southwest Dubois County Schools.	\$8,000,000	\$300,000
2. <u>8TH STREET (Shelby Street to Styline Property)</u> Extend and widen 8 th Street from Shelby Street east to Styline Property, including engineering, pavement, storm sewers, curb and gutter.	\$250,000	\$200,000
3. <u>RECONSTRUCTION OF 8TH STREET (from Washington Street East to Shelby Street)</u> Reconstruction to include engineering, pavement and storm sewers.	\$225,000	\$225,000
4. <u>INTERSECTION IMPROVMENTS ON NORTH CHERRY STREET 19th</u> At SR 64 and East 10 th Street, including resurface and upgrade North Cherry Street, including engineering, pavement, storm sewers.	\$500,000	\$500,000
5. <u>WATER Line on 8th Street Extension</u>	\$50,000	\$50,000
6. <u>NEW GAS LINE ON NORTH CHERRY</u>	\$60,000	\$60,000
7. <u>RELOCATION OF UTILITIES</u>	\$145,000	\$145,000
8. <u>FIRE HYDRANTS</u>	\$300,000	\$150,000
9. <u>STREET LIGHTS</u>	\$5,000	\$5,000
10.		
TOTALS	\$9,535,000	\$1,635,000