

UTILITY BOARD/COMMON COUNCIL

Tuesday, July 24, 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, July 24, 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, Bounds, and Wehr were present. Also present were Mayor Spinner, Clerk-Treasurer Dippel and City Attorney Schneider. Member McPherron was absent.

Mayor Spinner called the meeting to order.

A motion was made by Kissling, seconded by Blessinger and carried to approve the minutes of the July 10, 2018 meeting.

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

Derek Duran, Intern from Indiana University School of Public & Environmental Affairs, reported on trash collection and recycling in the City. He presented an executive summary of his report noting that Advance Disposal data is still needed. The plan is for Duran to compile a complete report for Council review and he will be back in September to answer any questions the Council may have on the report.

The Mayor presented a proposed letter to Pete Schwiegeraht, Developer with MHAH Partners, a Miller Valentine Company, committing funds for on-site and off-site improvements for the Townhomes at St. Joseph site and surrounding area. The purpose of the letter (Exhibit A) is to provide a conditional commitment of local funds to the project. The letter notes that the City will contribute \$550,000.00 in economic incentives to assist with on-site improvements through tax abatement and also contribute \$25,000.00 in funding for off-site infrastructure. He noted that Miller Valentine is in the process of filing their application with the State of Indiana to receive tax credits to help finance the project and this letter would help the project's score.

A motion was made by Blessinger, seconded by Bounds and carried to approve the contingent offer of funds to Miller Valentine for on-site and off-site improvements for the Townhomes at St. Joseph project.

Energy Superintendent Reutepohler presented the monthly Gas Utility report. He noted corrosion inspection of all the meters is about one third complete. He reported that the 460 feet of 6 inch pipe received for replacement of the line north of the Quality Inn was damaged with nicks along the pipes. The supplier sent a representative to the site and gave the City a \$1.60 per foot credit on the purchase of the pipe and a case of wrap to cover the damage.

Reutepohler presented the monthly Electric Utility report. He informed the Board of an upcoming 8 to 10 year project to rebuild the overhead lines between Huntingburg and St. Henry to replace outdated copper wire and old pole replacement. He estimates about 175 new poles and several miles of new wire. He plans to replace the poles first, taking approximately 3-4 years then run the new wire in while keeping everything energized.

Reutepohler requested permission to purchase a 1 ton dump truck for the Electric Utility. He noted the need for hauling rock to fill pole holes.

A motion was made by Wehr, seconded by Bounds and carried to approve Reutepohler to seek quotes for a new 1 ton dump truck for the Electric Utility.

Reutepohler presented a picture of 2.31 acres of property owned by the Electric Utility at the Southwest corner of the intersection of Hwy 231 and Sunset Drive. He was seeking Council member's comments and opinions of the possible sale of the property since the property is no longer needed for its original purpose of building a substation. The issue will be studied for future consideration.

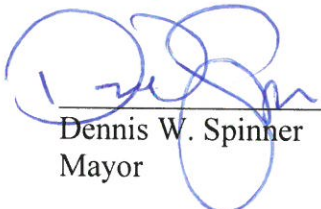
Water Superintendent Meyerholtz presented the monthly Water Utility report. He informed the Board that David Marcum has been hired in the Water Utility. He presented a report of an inspection he had done on the east water tank. He noted overall the tank which was built in 1966 is in good shape. A summary of the report is Exhibit B. He noted no OSHA regulations were in effect in 1966 so some work needs to be done on those issues. The inspector is to give Meyerholtz an itemized list of the estimated cost to correct each item on the list. There was discussion on the timing of painting of the tank noting that OFS has painted the tank in the past in exchange for allowing the OFS logo to be put on the tank.

Meyerholtz noted that 593 new Sensus meters have been installed and are working well. Meyerholtz is to demonstrate at a future meeting the type of data being collected and used by the new metering system.

The Mayor indicated that the State of the City and School will be this coming Friday at Old Town Hall with the doors opening at 8:00.

Council Member Wehr asked if the Council had an opportunity to look at the information from The Coalition Against Bigger Trucks he presented at the last meeting and does the Council want to support the group. The Mayor indicated that he would like to discuss the issue with some of the local logistic firms to hear what the impact would be on their businesses.

There being no further business before the Council, a motion was made by Kissling, seconded by Bounds and carried to adjourn the meeting at 8:23 o'clock P.M.



Dennis W. Spinner
Mayor



Thomas A. Dippel
Clerk-Treasurer

City of Huntingburg

Dennis W. Spinner - Mayor

Common Council/Utility Board
7/24/18
7:00 p.m.
EXHIBIT A

PO Box 10 • 508 E 4th St
Huntingburg, IN 47542
P 812.683.2211 • F 812.683.5661

July 24, 2018

Pete Schwiegeraht
Developer
MHAH Partners

Re: Commitment of Funds for On-Site & Off-Site Improvements for the Townhomes at St. Josephs Site & Surrounding Area located in Huntingburg, Indiana

Mr. Schwiegeraht,

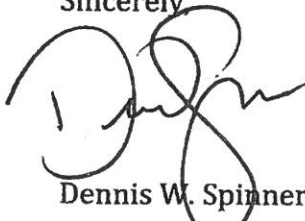
The purpose of this letter is to provide a conditional commitment of local funds to make on-site & off-site improvements related to the Townhomes at St. Joseph development and the surrounding neighborhood.

The City of Huntingburg will contribute \$550,000 in economic incentives to assist with on-site improvements relate to the development. Funds will be provided through a tax abatement plan not to exceed ten years. This commitment is conditioned on receipt of tax credit financing and acquisition of the site.

Additionally, the City of Huntingburg will commit \$25,000 in funding for off-site infrastructure. Improvements could include, but would not be limited to, street improvements, parking, sidewalks, landscaping, crosswalks, lighting, and other streetscape features along the Leland Drive corridor. Improvements will occur simultaneous to construction of the development and would be complete prior to occupancy.

I look forward to the Townhomes at St. Joseph development. Please feel free to contact me at 812-683-2211 if you have any additional questions.

Sincerely



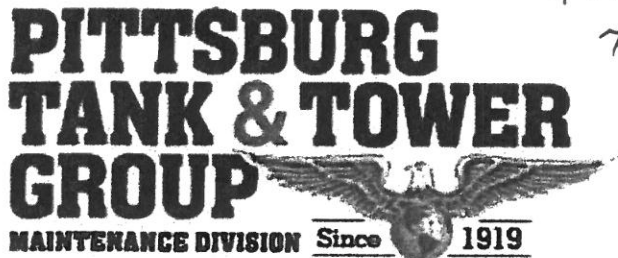
Dennis W. Spinner, Mayor
City of Huntingburg



Council/Utility Board
7/24/18

7:00 p.m.

EXHIBIT B



1 Watertank Place
PO Box 1849
Henderson, KY 42419
P: (270) 826-9000
F: (270) 767-6912
www.pttg.com

WATERSPHERE INSPECTION REPORT

JOB NO: 318194 INSPECTOR: Troy Ball (LS)
TANK OWNER: City of Huntingburg
OWNER'S REPRESENTATIVE: Mr. Gary Meyerholtz
TITLE: Water Department
MAILING ADDRESS: P.O. Box 10 Huntingburg, IN 47542
PHYSICAL ADDRESS: 508 East 4th Street Huntingburg, IN 47542
E-MAIL: gmeyerholtz@huntingburg-in.gov
CITY, STATE: Huntingburg, IN ZIP: 47542 COUNTY: Huntington County
TELEPHONE: (812) 683-3622 FAX: Not Provided
LOCATION OF TANK: 8th Street Huntingburg, IN 47542

**City of Huntingburg
P.O. Box 10
Huntingburg, IN 47542
May 9, 2018
Mr. Gary Meyerholtz
Water Department
(812) 683-3622**

ORIGINAL CONTRACT NO: 9-2704 YEAR BUILT: 1966
ORIGINAL MANUFACTURER: Horton CAPACITY: 425,000 Gallon
DATE OF LAST INSPECTION: Not Provided TYPE: Potable
HIGH WATER LEVEL: 95'-0" LOW WATER LEVEL: 65'-0"
DIAMETER: Not Provided HEAD RANGE: 30'-0"
TYPE CONSTRUCTION: WELDED: X RIVETED: BOLTED:
ACCOUNT EXECUTIVE: Cody Smith

Testing	Exterior	Interior
Lead	Negative	Negative

Mil Testing								
Roof:	7.2	7.5	7.2	7.1	7.0	6.9	6.9	7.5
	6.4	6.6						
Shell 3:	7.2	6.5	6.7	7.2	7.6	7.8	9.1	5.5
Shell 2:	6.6	7.5	7.5	6.9	5.7	6.8	7.2	9.1
	7.4	6.8						
Shell 1:	5.9	17.0	12.5	12.6	11.1	9.3	12.8	18.3
	12.5							

UT Testing								
Roof:	0.751	0.743	0.742	0.781	0.728	0.715	0.747	0.721
	0.782	0.715						
Shell 3:	0.705	0.731	0.702	0.706	0.715	0.699	0.727	0.715
Shell 2:	0.773	0.776	0.721	0.719	0.781	0.751	0.727	0.761
	0.721	0.734						
Shell 1:	0.670	0.689	0.670	0.668	0.669	0.661	0.666	0.679
	0.678	0.671						

Page #	Work Proposed	Critical Deficiency	NON-Critical Deficiency	OSHA	Structural	Preventive Maintenance
2	Post a Warning, Tampering With This Facility is a Federal Offense (US code title 42, section 300i-1) sign.		X			
	Post a No Trespassing sign.		X			
3	Clear any dirt, debris, and other loose gravel away from the tank foundation, down to a minimum 6" below top of foundation.					X
4	Electrically ground the tank.		X	X		
5	Clean the area around the anchor bolts, tighten the anchor nuts to specifications, then tack weld the bolt-to-nut connections.					X
7	Post a Confined Space Entry sign on base cone door.			X		
8	Post Fall Protection Required sign at base of the base cone ladder.			X		
12	Install a hinged cover over the opening in the second platform.			X		
14	Post a Confined Space Entry sign on cleanout hatch.					
16	Pressure wash the tank interior dry area with TSP detergent injection (minimum 3,500 psi at 3.0 gpm) then removing all loose rust and scale with wire brushes and hand scrapers in accordance with SSPC#2 (hand tool cleaning), spot prime and apply one (1) finish coat of acrylic paint.					X
17	Post Confined Space Entry sign on existing roof hatch.			X		
	Install a lock on existing roof hatch.		X			
19	Install a compliant 42" high handrail system around the circumference of the tank roof, complete with intermediate rail and toeboard.			X		
20	Pressure wash the tank exterior with biodegradable detergent injection (minimum 3,500 psi at 3.0 gpm), then re-evaluate the tank exterior at next inspection cycle.					X
23	Install a mixing system. Electrical work to be done by others.		X			

Page #	Work Proposed	Critical Deficiency	NON-Critical Deficiency	OSHA	Structural	Preventive Maintenance
24	Perform a dry interior cleanout, up to 3" of sediment. This work should be performed on an emergency basis. Additional accumulation will be \$300 per hour to remove. In the event the tank has to be drained, it should be drained by the owner prior to our arrival.	X				
	Install a passive cathodic protection system.					X
25	Pressure wash the tank interior with biodegradable detergent injection (minimum 3,500 psi at 3.0 gpm), then re-evaluate the tank interior at next inspection cycle.					X