

PUBLIC HEARING #1

Water Improvements Construction Project

TOWN OF NEW RICHMOND

Tuesday, April 5, 2022 at 7:00 pm

Town of New Richmond
Meeting Location:
Coal Creek Fire & Rescue Fire Department
215 Prairie Street
New Richmond, Indiana 47967

1. **Call to Order:** Town Council formally called the Public Hearing to order at approximately 7:00 pm.
2. **Facilitators:** Kristy Jerrell, Grant Administrator from Jerrell Consulting & Grant Administration Services LLC and Keegan Dunn, Project Engineer from HWC Engineering.
3. **Discussions:**
 - a. Kristy Jerrell presented and explained that the Town of New Richmond is applying to the Indiana Office of Community and Rural Affairs (IOCRA) for a Community Development Block Grant (CDBG) to fund a Water Improvements Construction Project which will benefit the entire Town's water system. She explained that in order to apply to the CDBG program, the applicant must be a non-entitlement City, an incorporated Town or a non-urban County.
 - b. Kristy Jerrell stated that per the new Indiana CDBG Handbook released in May 2019 and then revised August 2019, each public hearing is required to have the following content to educate and inform the local residents about the project. She stated that the public hearing is an opportunity to educate and inform local residents about the project and it also provides a forum for citizen input. She went over the following required content:

Goals and objectives of the CDBG program:

Kristy Jerrell stated that the primary objective of the CDBG program is to develop viable communities by helping to provide decent housing and suitable living environments, and expanding economic opportunities principally for persons of LMI. She stated that to achieve these goals, the CDBG regulations define eligible activities and the National Objectives that each activity must meet. She stated that, IOCRA (as the recipient of CDBG funds), is charged with ensuring that each project funded meets one of the National Objectives listed next and that the project is an eligible activity. She stated the three National Objectives are: benefit to LMI persons, prevention of elimination of slums and blighted conditions and urgent need projects.

She stated that this project is qualifying under benefit to low-and-moderate income (LMI) persons from a completed income survey resulting in 55.9% (LMI). She stated that the income survey was completed on 5-30-18 and IOCRA approved the Town to utilize the income survey for Round I 2022 on 3-23-22.

Total amount of CDBG funds available:

Kristy Jerrell stated that IOCRA does not reveal how much money is available for each particular round. She stated that Round I 2020 a total of 19 water/wastewater projects were funded totaling \$12,296,233, Round II 2020 a total of 9 water/wastewater projects were funded totaling \$6,200,000, Round I 2021 a total of 13 water/wastewater projects were funded totaling \$8,687,011 and in Round II 2021 a total of 15 water/wastewater projects were funded totaling \$9,914,870.

She stated that according to the State of Indiana's Updated 2021 Method of Distribution plan the allocation of for IOCRA CDBG WDW program, there is a total of \$12,000,000 IOCRA CDBG dollars that are allocated to fund water/wastewater projects per the method of distribution of that plan for FY 2021. She stated IOCRA is able to move monies around to fund more or less. She also stated that the 2021 FY 2021 Action Plan is in the process of amendment.

Community development and housing needs of the applicant:

Kristy Jerrell stated that the community development needs of the Town is to continuously improve upon all services in the Town especially water issues within the Town, thus the reason for applying to IOCRA for this vital water improvements construction project. She also stated that it is always the Town's objective to meet the housing the community development needs of the residents especially the LMI persons. She stated that public meetings and this required public hearing tonight is one way that the community assesses the housing, public facility and economic needs of the residents and LMI residents.

Proposed activities for the project and the amount to be requested:

Kristy Jerrell stated that the total project cost is \$1,567,400. She stated that the proposed activities for the project are water improvements construction related and \$700,000 will be requested from IOCRA in CDBG grant funds.

Proposed amount of funds to be used to benefit low- and moderate-income people:

Kristy Jerrell stated that \$391,300 of the \$700,000 IOCRA grant funds will be used to benefit the 55.9% LMI persons which was determined by completed income survey and granted permission to utilize the survey results for Round I 2022 by IOCRA on 3-23-22.

Amount and source of local funds to be expended on the project:

Kristy Jerrell stated that the Town will be utilizing \$867,400 in local funds: (1) \$5,000 in previously paid environmental review and (2) \$862,400 in IFA/SRF low interest loan funds.

Notification of any displacement resulting from the proposed activities or Notification of No Displacement:

Kristy Jerrell stated that this project will result in NO displacement.

- c. Kristy Jerrell stated again that the total project cost for this project is \$1,567,400 and the Town will be committing a total of \$867,400 in local match and requesting an IOCRA grant in the amount of \$700,000.
- d. Kristy Jerrell stated that she will electronically submit the proposal, on the online Grants Management System, to IOCRA on/before 4-29-22 and the final application will be submitted on or before 7-1-22 with grant awards to be announced on 8-25-22.
- e. Kristy Jerrell stated that this is the first funding round for the 2022 year for CDBG water/wastewater projects. She stated that these rounds are highly competitive and if the grant is not awarded on 8-25-22, then the Town can apply for Round II 2022 which final application possibly due on 11-18-22.
- f. Kristy Jerrell explained the scoring criteria in which the project is looking at and will be scored on:
 - (1) **55.9 points** out of 100 points for National Objective (completed income survey).
 - (2) **82.24 points** of 175 points for community distress points; Kristy Jerrell stated it is several items such as unemployment rate, medium household income, Labor force participation, etc. She stated it is a data already set.
 - (3) **55.34 points** out of 75 points in local match contribution (\$1,567,400 total project cost with \$867,400 in local match).
 - (4) hopefully, **at least 181.52 points** out of 300 points on the Project Design Factors which are the narratives in the application; she stated that the Town must receive at least 181.52 points on the narratives to meet the minimum score of a total of 450 out of 700 to even be awarded but a higher score is really needed on the narratives section to actually be awarded the grant due to the highly competitive projects that the application will be competing against;
 - (5) **50 points** out of 50 points for project sustainability which is 25 points for financial gap as the Town would have to raise rates \$35.03 in order to complete this project without IOCRA grant funding and 25 points for project sustainability for a total of 27.35 out of 50. She stated that the Town's combined rate is \$99.56 breaking down to \$36.17 for 4,000 gallons for water, \$63.39 for sewer for 4,000 gallons which both water and sewer were just increased in 2020.
 - (6) **25 points** out of 25 points for BONUS POINTS; 25 Bonus Points and awarded by IOCRA on 3-23-22.
 - (7) Kristy Jerrell stated that the application will receive no point reduction for this project as this is the first time, within the past 5 years, that the Town would be applying for/hopefully receiving a grant award in this category for water construction.
- g. Kristy Jerrell then turned the meeting over to HWC Engineering's Keegan Dunn to explain the details of the Water Improvements Construction Project.
- h. Project Engineer, Keegan Dunn, explained the project in detail and also presented maps of the proposed water construction improvements. He stated the following:

Original Project Description: The proposed project consists of rehabilitation of the existing two (2) municipal wells. This rehabilitation will take place within the existing well casings and will include

well cleaning and replacement of the existing well pumps. The project also consists of the construction of a new package water treatment plant. The water plant will be constructed in a new building on a slab. This is on the existing plant site which has previously been disturbed. Lastly, two water main replacements will be part of the project to replace small diameter pipe with 6" diameter pipe. This will allow better water pressure in the areas and the installation of water hydrants. The new water lines will be within existing right of ways, adjacent to the existing water mains which will be abandoned.

Work Added to Project Based on HWC's Review and Proposed PER Amendment: Existing Water Wells 1. Slip line both existing 8" steel well casings with 6" diameter steel well casing. 2. New flow meter for existing wells 3. Proposed permanent emergency generator located at the existing water treatment plant site. New Water Well 1. Hydrogeologist to conduct investigation of proposed well site to assess potential suitability of site for Town needs. 2. New flow meter for new well Water Distribution System Improvements 1. Fire hydrants will be added to the terminus of the new water mains to provide a means for flushing and additional fire protection. 2. The project will also consist of new water meter pits to replace existing meters located inside some of the downtown area buildings.

Work Removed from Project Based on HWC's Review and Proposed PER Amendment: Water Distribution System Improvements 1. The Town has replaced one of the deteriorated hydrants which was proposed with the original project. Therefore, the hydrant replacement will be removed by amendment.

- i. Engineer Keegan Dunn stated that if IOCRA awards the project on 8-25-22 that the Town could be ready to bid the project in early 2023.
- j. Engineer Keegan Dunn stated that it is vital that IOCRA award this project as the Town's water system has a high iron content which is resulting in residents experiencing lime scale/build-up, having occasional orange/brownish water when the Town is flushing hydrants causing many residents to buy bottled or jug water to cook and drink as well as purchasing water filtering systems to improve the water.
- k. Kristy Jerrell then opened the public hearing for comments and questions.
- l. Town Clerk Treasurer, Alaahea Foust, stated that the IOCRA project is important for her as a resident and all residents in the Town. She stated that she herself experiences lime scale/build-up with the water and she has purchased a water filtering system in 2020 to have good quality drinking water costing \$600 and once a year the filter needs replaced costing \$55.00 a year. She stated that she is in full support of this project to improve the water system within the Town.
- m. Resident Shelly Wulfers stated that she too is in support of the project and is hoping that the Town receives the grant award in August 2022 as this will help with all residents to have better water quality. She stated that she realizes that the Town cannot afford to do this project with only Town funds and that grant assistance is needed.
- n. Kristy Jerrell asked if there were any further comments that the public would like to make or questions about the grant application or the grant process.

4. **Adjournment:** There being no further comments/questions the Town Council adjourned the meeting at approximately 7:10 pm.

A handwritten signature in black ink, appearing to read "Kristy Jerrell". The signature is written in a cursive, flowing style.

Kristy Jerrell, Grant Administrator
Recorder (See attached Third Party Authorization)

Attachment:

1. **THIRD PARTY AUTHORIZATION TO CONDUCT & TRANSCRIBE PUBLIC HEARING MINUTES**

TOWN OF NEW RICHMOND
PO Box 210, 110 S. Wabash Street
New Richmond, Indiana 47967
765-339-4507

April 5, 2022

Indiana Office of Community & Rural Affairs (IOCRA)
One North Capital, Suite 600
Indianapolis, IN 46204-2288

Dear IOCRA:

This letter expresses the Town of New Richmond's consent for Kristy Jerrell of Jerrell Consulting & Grant Administration Services LLC to conduct and transcribe minutes for all public hearings for the Town's IOCRA Grant Proposal and Grant Application for the Town's Water Improvements Construction Project.

Thank you for your consideration of this vital community project.

Sincerely,

A handwritten signature in cursive script that reads "Minnie Howard".

Minnie Howard, Town Council President
Town of New Richmond, Indiana