

## PUBLIC HEARING #2

### Water Improvements Construction Project

#### TOWN OF NEW RICHMOND

Tuesday, June 7, 2022 at 7:00 pm

Town of New Richmond  
Meeting Location:  
New Richmond Fire Department  
215 Prairie Street  
New Richmond, Indiana 47967

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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 Eric Smith, 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 \$669,840 in local funds: (1) \$5,000 in previously paid environmental review, (2) \$7,000 previously paid preliminary engineering, (3) \$31,000 ARP Funds and (4) \$657,840 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 \$1,369,840 and the Town will be committing a total of \$669,840 in local match and requesting an IOCRA grant in the amount of \$700,000.
- d. Kristy Jerrell stated that she electronically submitted the proposal, on the online Grants Management System, on 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) **48.89 points** out of 75 points in local match contribution (\$1,369,840 total project cost with \$669,840 in local match).
  - (4) hopefully, **at least 187.97 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 187.97 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 total: 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 50 out of 50. She stated that the Town's combined rate is \$97.49 breaking down to \$33.80 for 4,000 gallons for water, \$63.39 for sewer for 4,000 gallons which both water and sewer rates will both be increased an additional \$2.00 for each utility on 6-20-22. She stated that the first reading for the rates increase is tonight after the public hearing and the second reading will be 6-20-22.
  - (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 Eric Smith to explain the details of the Water Improvements Construction Project.

- h. Project Engineer, Eric Smith, explained the project in detail. He stated that this project is a comprehensive system wide project that will benefit all residents within the Town of New Richmond. He stated that the project addresses 3 main areas of the system: (1) Supply: the 2 existing wells were recently inspected and results revealed that the well casings were in good condition and that only a rehabilitation of the existing pumps were need in which the project will upgrade both, (2) Treatment: he stated that the is a ton of iron/rust in the Town's water that is the top complaint of residents in regards to water quality. He stated that a new water treatment plant will be constructed to filter the raw water and remove the high iron and manganese. He stated that this project will make the brown, rusty, poor quality water go away and a new permanently affixed generator will be installed as well and (3) Distribution: in 2012, the Town upgraded all original water mains in the distribution system expect for 2, 2-inch mains on Washington and Wabash Streets that do not contain hydrants due to the diameter of the main being 2-inch. He stated that this project will upgrade both of those water mains and install fire hydrants along the lines to increase fire protection. He stated that the project will also abandon meters in the downtown area of Town that serve existing apartments as the meters are located in the basements of the buildings. He stated that new water meters will be installed outside of the buildings in the right of way for accessibility and to be able to sufficiently/properly meter water for each downtown apartment.
  - i. Engineer Eric Smith stated that if IOCRA awards the project on 8-25-22 that the Town could be ready to bid the project in Spring 2023 with construction starting June 2023.
  - j. Kristy Jerrell then opened the public hearing for comments and questions.
  - k. Town Clerk Treasurer, Alaahea Foust, asked Eric Smith how long it will take for residents to see clear better quality water once construction is complete. Eric Smith stated that it will be immediate once construction is completed and the system is flushed. He stated that residents will notice immediately the clear clean water.
  - l. Resident Tina Wethington stated the she wants better quality water.
  - m. Town Council President Minnie Howard stated that this project is the Town's TOP number 1 priority to improve water quality for residents and increase fire protection.
  - 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.
  - o. Town Council the presented Resolution 2022-4 Authorizing submission of the IOCRA grant application and commitment of the local match. It was passed unanimously.
4. **Adjournment:** There being no further comments/questions the Town Council adjourned the meeting at approximately 7:16 pm.



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,



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