

TOWN OF SELLERSBURG
REGULAR TOWN COUNCIL MEETING MINUTES
316 E. UTICA STREET SELLERSBURG, INDIANA 47172

NOVEMBER 8, 2021

CALL TO ORDER

President Amos called the meeting to order at 6:07p.m.

ROLL CALL OF MEMBERS:

	Present	Absent
1. <i>Staphylococcus aureus</i>		
2. <i>Staphylococcus epidermidis</i>		
3. <i>Staphylococcus saprophyticus</i>		
4. <i>Staphylococcus sciuri</i>		
5. <i>Staphylococcus carnosus</i>		
6. <i>Staphylococcus epidermidis</i>		
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	X	Brad Amos, President
X		Matthew Czarnecki, Vice President
X		Michael "Scott" McVoy, 2 nd Vice President
X		Randall Mobley, Member
X		Terry Langford, Member
X		Jacob C. Elder, Town Attorney
X		Charlie Smith, Town Manager
X		Michelle D. Miller, Clerk Treasurer

PRAYER: MOBLEY

PLEDGE OF ALLEGIANCE: By all present

MOTION TO AMEND THE AGENDA:

Motion/Second: MCVOY/CZARNECKI

Vote: 4-aye, 0-nay, motion approved.

MOTION TO ADOPT THE AGENDA AS PRESENTED:

Motion/Second: MCVOY/MOBLEY

Vote: 4-aye, 0-nay, motion approved.

APPROVAL OF MINUTES:

Motion/Second: MCVOY/MOBLEY

Vote: 4-aye, 0-nay, motion approved.

APPROVAL OF ALLOWANCE CLAIMS:

Motion/Second: MCVOY/MOBLEY

Vote: 4-aye, 0-nay, motion approved.

APPROVAL OF OCTOBER PAYROLL ALLOWANCE DOCKET:

Motion/Second: MCVOYLANGFORD

Vote: 4-aye, 0-nay, motion approved.

NEW BUSINESS

1. Police Station Building Refurbishment/Outbuilding Bid Award | Chief Whelan:

Only one bid was received from McRae Enterprises LLC. Motion to award bid, not to exceed

\$1,022,491.64:

Motion/Second: MCVOY/LANGFORD

Vote: 4-aye, 0-nay, motion approved.

2. Indiana Housing and Community Development Authority (IHCDA) Water Vendor Memorandum of Agreement (MOA):

Motion/Second: MOBLEY/MCVOY

Vote: 4-aye, 0-nay, motion approved.

3. 959 S. Indiana Avenue | Request for Easement | Nathan Grimes, Renaissance Design Build representing Heartbeat Perfusion:

Motion/Second: MCVOY/LANGFORD

Vote: 4-aye, 0-nay, motion approved.

4. 959 S. Indiana Avenue | Waiver of Set Back Requirements | Nathan Grimes, Renaissance Design Build, representing Heartbeat Perfusion:

Motion to allow the owner of 959 S. Indiana Avenue to construct a detention basin that meets all other standards of the Town's drainage ordinance to be constructed at a minimum of approximately 2.5 feet away from the building rather than the required minimum set back of 25 feet due to the irregular shape and limited space on the site:

Motion/Second: MOBLEY/LANGFORD

Vote: 4-aye, 0-nay, motion approved.

5. Approval of purchase of 2018 Ford Escape for MS4 Coordinator | Town Manager Charlie Smith:

Quotes: O'Neal Ford: \$24,900.00 Town & Country Ford: \$24,988.00 Oxmoor Ford \$26,000

Motion to accept lowest quote of \$24,900.00 from O'Neal Ford:

Motion/Second: MCVOY/LANGFORD

Vote: 4-aye, 0-nay, motion approved.

RECEIPT OF STAFF REPORTS:

Charlie Smith, Town Manager

Paving is continuing.

Parks Board Meeting tomorrow evening. December 18th is the Santa Parade the rain date is the 19th.

Ohio Watermain Extension bidding update.

Joshua Hillman, Town Engineer (Jacobi, Toombs & Lanz):

The Town was awarded \$1,000,000.00 in Community Crossing Funds for paving.

Lori Wyatt, Jacobi Toombs & Lanz: Gives update on the Waste Water Treatment Plant expansion project.

COUNCIL COMMENTS:

McVoy : Has been accepted to the FBI National Academy.

Langford: Thanks INDOT for repairing 31.

Mobley: Congratulates McVoy on being accepted by the FBI National Academy and states he is excited about the paving.

Czarnecki: Asks Smith if INDOT is finished with 31 because the signs are still up. Smith advises that he does not know.

MICHELLE MILLER, CLERK TREASURER:

Acknowledges all Veterans in attendance at tonight's meeting and acknowledges that this Thursday is Veteran's Day and gives thanks all Veterans for their service.

ADJOURNMENT:

Motion/Second: CZARNECKI/LANGFORD

Vote: 4-aye, 0-nay, motion approved.

Meeting adjourned at 7:14 p.m.

Minutes approved this 22nd day of November, 2021

Brad J. Amos, Council Member

Matt Czarnecki, Council Member

Scott McVoy, Council Member

Terry Langford, Council Member

Randall Mobley, Council Member

Attest: Michelle D. Miller, Clerk Treasurer



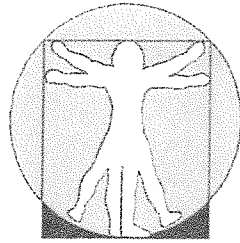
Building Refurbishment / Outbuilding
Sellersburg Police Headquarters

TEG PROJECT NUMBER: SELL.0013

BIDS DUE: 11.08.2021 2:30 pm

BIDS READ ALOUD: 11.08.2021 2:30 pm

[illegible]



RENAISSANCE DESIGN BUILD, INC.

INDIANA OFFICES
117 S Indiana Avenue
Sellersburg, IN 47172
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1012 S. Fourth Street
Louisville, KY 40203
Tel: 502-424-8373
Fax: 502-587-0931

web: rdbi-inc.com



Town Council
Town of Sellersburg, IN. 47172

959 S. Indiana Avenue,
Sellersburg, IN. 47172

To Whom it may concern,

Our first request for review by the town of Sellersburg is to allow Heartbeat Perfusion Solutions a sidewalk with an easement across the property owned by the town, adjacent to our and between the property owned by Silver Creek Center. This sidewalk easement will allow the clients of Heartbeat Perfusion Solutions to use the parking at the Silver Creek Center and cross into the property without walking on the road to either side of the property.

The easement will be in place for as long as Heartbeat Perfusion holds both a joint property agreement with the Silver Creek Center and the property located at 959 South Indiana Avenue. At any time, either of these conditions are terminated, the sidewalk will be removed (at the 959 S. Indiana Avenue owner's expense) and the easement shall revert to the town.

We are submitting as documentation for review Exhibit "A" – An Easement Description; Exhibit "B" - an Easement Drawing; a Warranty Deed of the property holder and a letter of agreement for a joint parking agreement between Silver Creek Center and Heartbeat Perfusion Solutions.

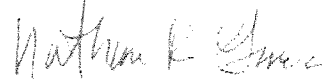
Our second request for review by the town of Sellersburg is regarding the Grading and Drainage requirements for the design of the site, the current design meets the requirements for the UDO; however, as provided in our submittal, we will be required to request variances from the appropriate reviewing authorities for not meeting the requirement in Town of Sellersburg's Stormwater Technical Standards Manual in Chapter 6, Section C, No. 2 that states "**The 100-year elevation of stormwater detention facilities shall be separated by not less than 25 feet from any building or structure to be occupied.**" The proposed detention basin's 100-year elevation in the detention basin is around \pm 2-feet from the main building at the nearest point. The reason for this non-compliance is due to a combination of factors such as: (1) the irregular shape and limited space on the site, (2) the location of the pre-existing building and infrastructure not to be adjusted, (3) the required number of parking spaces and asphalt drive taking up space on the property—limiting space for a detention basin and increasing the impervious runoff area, (4) maintaining the same stormwater runoff outlet location (plan northwest corner) of the site—limiting the useful locations for an on-site detention basin, (5) the required detention basin volume, and (6) the required post-construction stormwater runoff rate. All requirements and constraints considered, the proposed detention design is believed to be the overall best design.

We are preparing Grading and Drainage Plan and the Erosion Control Plan for submittal upon Development Plan approvals from the Town.

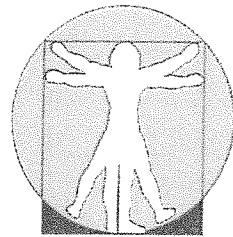
We are submitting for review a HydroCAD report and a proposed Grading and drainage drawing C1.2

Sincerely,

Renaissance Design Build, Inc.

A handwritten signature in dark ink, appearing to read "Nathan R. Grimes". The signature is fluid and cursive, with the first name "Nathan" being more prominent.

Nathan R. Grimes P.E., P.L.S.



RENAISSANCE DESIGN BUILD, INC.

INDIANA OFFICES
117 S Indiana Avenue
Sellersburg, IN 47172
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KENTUCKY OFFICES
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Exhibit "A"

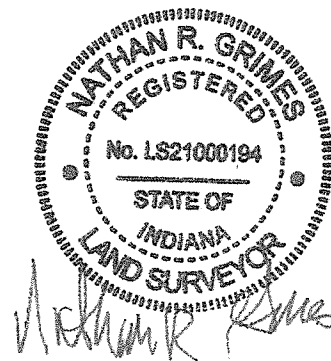
Job #2021-208A

0.004 Acre (157 Square Feet)

Easement Description for Heartbeat Perfusion Solutions, Inc. on Town of Sellersburg,
possible remainder from D.R. 157, Page 154

Being part of Survey No. 89 of the Illinois Grant, Silver Creek Township, Clark County, Indiana, and also being part of tract of land, conveyed to Town of Sellersburg (no deed found) possible remainder from D.R. 157, Page 154 in the Recorder's Office of Clark County, Indiana; more particularly described as follows:

Commencing at a 4" x 4" limestone monument with a brass nail in the Northeast corner of a tract of land conveyed to Heartbeat Perfusion Solutions, Inc., in Inst 202105600 in the Recorder's Office of Clark County, Indiana, and also the Southeast corner of a tract of land, possible remainder from D.R. 157, Page 154, conveyed to the Town of Sellersburg in the Recorder's Office of Clark County, Indiana;
thence with the Northerly line of said Heartbeat Perfusions, Inc. tract and also the Southerly Line of said Town of Sellersburg tract, South 51 Degrees 18 Minutes 07 Seconds West, 27.11 feet to a point and The True Place of Beginning;
thence continuing with said Northerly line and also the said Southerly line, South 51 Degrees 18 Minutes 07 Seconds West, 5.68 feet to a point;
thence leaving said Heartbeat Perfussion Solutions, LLC. Tract, North 10 Degrees 20 Minutes 07 Seconds West, 32.06 feet to a point in the Northerly line of said Town of Sellersburg tract and also the Southerly line of a tract of land conveyed to Silver Creek Center, LLC., in Inst. 202001435 in the Recorder's Office of Clark County, Indiana;
thence with the said Northerly line of Town of Sellersburg tract and also with the said Southerly line of Silver Creek Center, LLC, tract, North 64 Degrees 33 Minutes 07 Seconds East, 5.18 feet to a point;
thence leaving said Silver Creek Center, LLC. Tract, South 10 Degrees 20 Minutes 07 Seconds East, 30.71 feet to The True Place of Beginning containing 0.004 acres (157 square feet) of land more or less. Being subject to any and all easements & rights-of-ways whether of record or not.





LEGEND

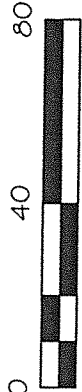
- FOUND 4"x4" LIMESTONE MON W/ BRASS NAIL
- ⊕ FOUND 1/2" PIPE
- FOUND 1" PIPE (ORGIN UNKNOWN)
- FOUND 5/8" PIN (ORIGIN UNKNOWN)
- R RECORD DIMENSION
- M MEASURE DIMENSION
- SR SURVEY RECORD DIMENSION
- ▭ GRAVEL DRIVEWAY & PARKING LOT
- ▨ CONCRETE

P.O.C. PLACE OF COMMENCEMENT
T.P.O.B. TRUE PLACE OF BEGINNING

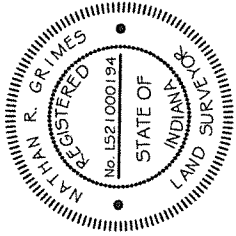
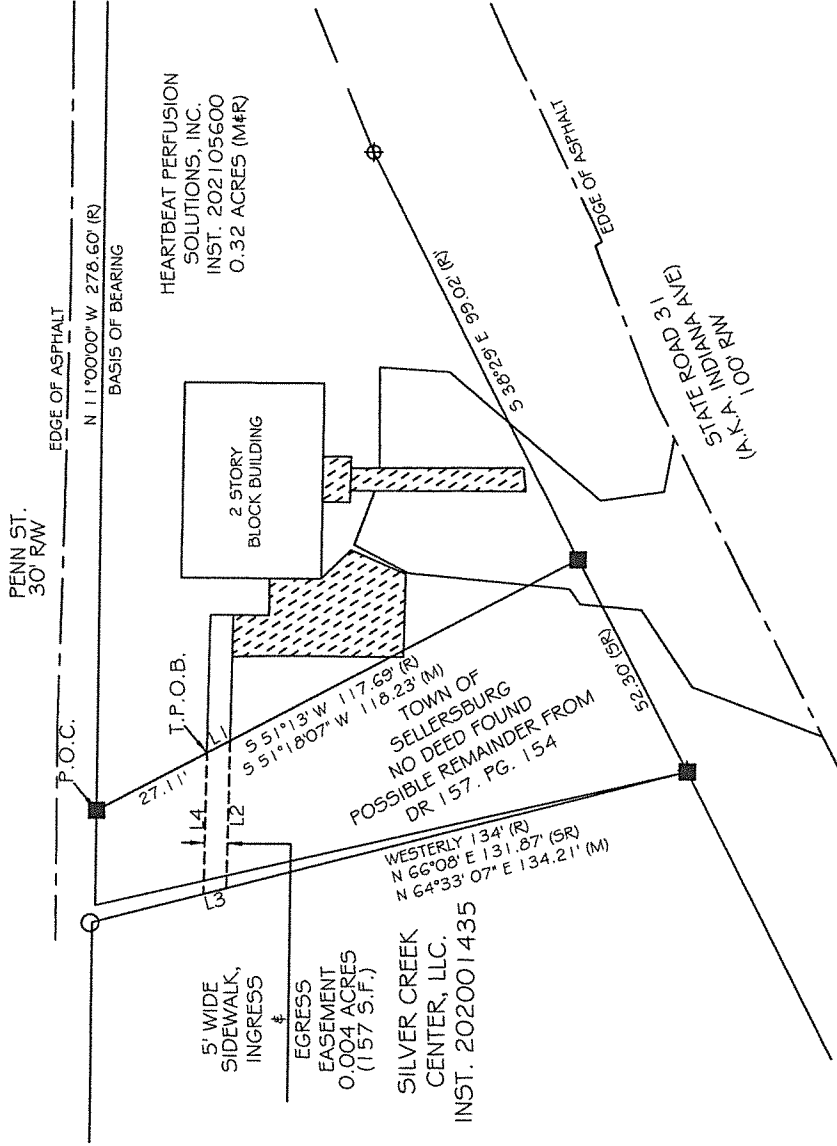
LINE	BEARING	DISTANCE
L1	S 51°18'07" W	5.68'
L2	N 10°20'07" W	32.06'
L3	N 64°33'07" E	5.18'
L4	S 10°20'07" E	30.71'

NOTES:

- NO TITLE WORK WAS DONE OR PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR RIGHTS-OF-WAY MAYBE REVEALED IF TITLE SEARCH IS DONE.
- NO BUILDINGS, STRUCTURES, OR ROADWAYS ARE SHOWN ON THIS PLAT.
- NO UTILITIES (ABOVE OR BELOW GRADE) WERE LOCATED OR SHOWN ON THIS PLAT.
- EASEMENT BEARINGS AND DISTANCES ARE BASED ON MEASURED BEARING AND DISTANCES
- THIS IS NOT A BOUNDARY RETRACEMENT SURVEY, ROUTE SURVEY, MORTGAGE SURVEY OR ORIGINAL SURVEY, AND SHOULD NOT BE TREATED AS SUCH. RATHER THIS IS AN EASEMENT EXHIBIT BASED ON CURRENT DEEDS OF RECORD.



BEING PART OF SURVEY NO. 89
OF THE ILLINOIS GRANT,
SILVER CREEK TOWNSHIP, CLARK COUNTY, IN



Dwn by: BAS Chk by: NG Scale: 1" = 40'
Date: 10-26-2021 Project No: 2021-208A

EXHIBIT "B"
SIDEWALK, INGRESS & EGRESS EASEMENT
HEARTBEAT PERFUSION SOLUTIONS, INC.
959 SOUTH INDIANA AVE.
SELLERSBURG, IN 47172

Revisions:

RENAISSANCE DESIGN BUILD, INC.



117 S Indiana Avenue
Sellersburg, IN 47172

Tel: 812-246-5897 Fax: 812-248-4320
www.rdbi-inc.com

Silver Creek Center Llc.
Teresa Bridges
August 8, 2021

Town of Sellersburg

To whom it may concern;

We are working with the owner of Heartbeat Profusion Solution. We understand his issues with parking on his property next to our Silver Creek Center location. We are working with the property owner to provide 10 parking spaces on our adjacent property. We are looking forward to seeing the improvements on their property also and a new business in the area.

Sincerely

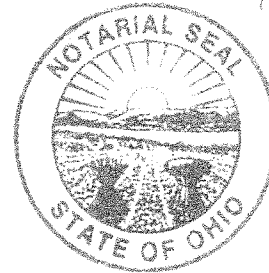
Teresa Bridges 8/16/2021

Teresa Bridges

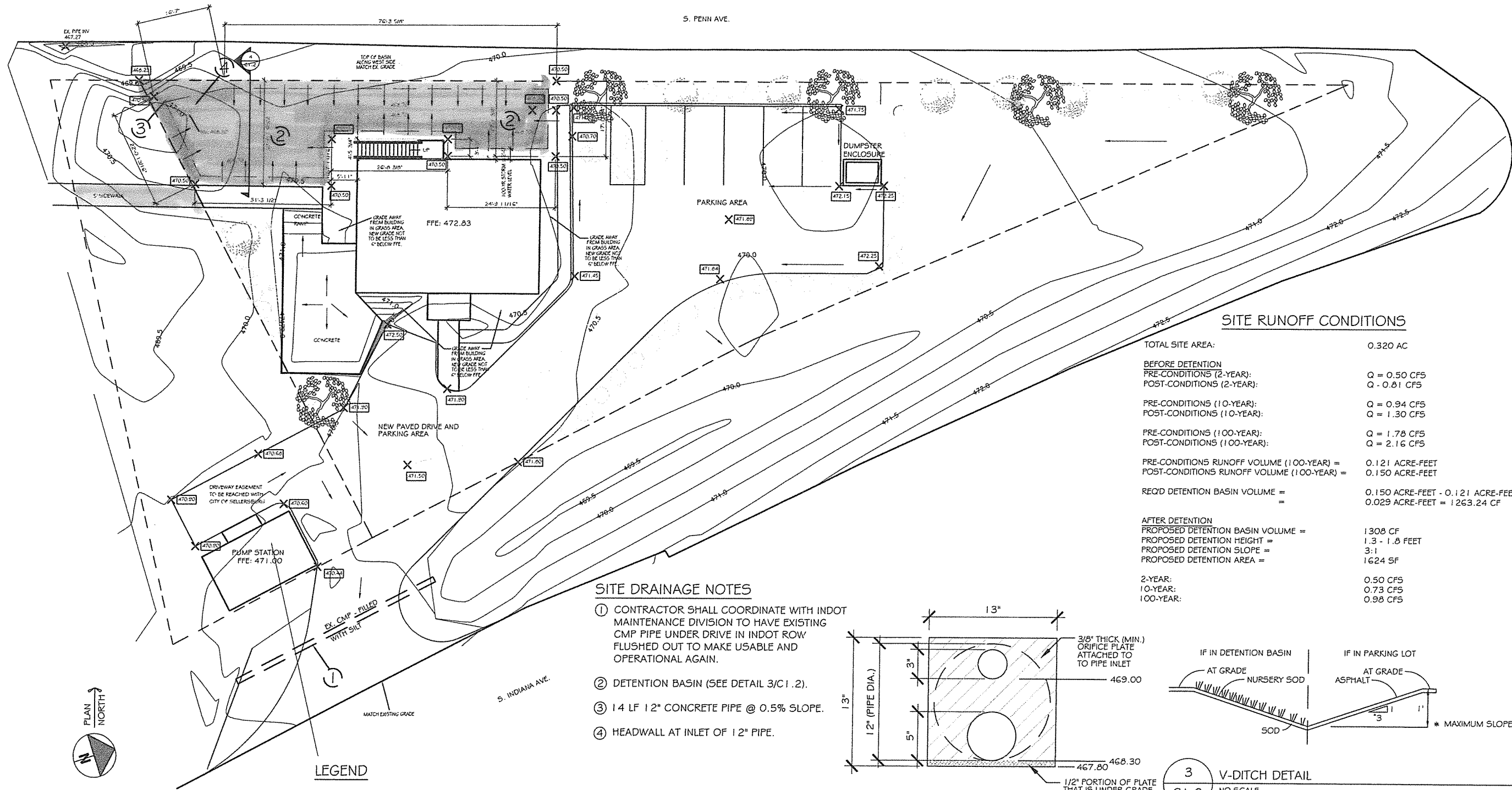
Managing member

Silver Creek Center Llc

Notary Seal



Sara James Newbern
Notary Public, State of Ohio
My Commission Expires 01/28/2023



LEGEND

- 578.0 — EXISTING CONTOURS
- ✕ 578.0 EXISTING SHOT ELEVATIONS
- ✕ 579.91 PROPOSED SHOT ELEVATIONS
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- RUNOFF DIRECTION

NOTE TO CONTRACTOR

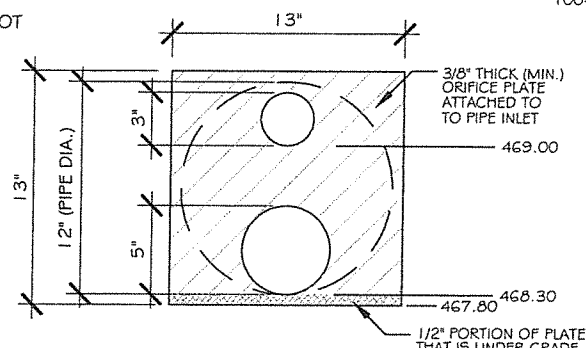
WHERE APPLICABLE, ADHERE TO ALL INSTALLATION AND INSPECTION PROCEDURES OF THE TOWN OF SELLERSBURG STORMWATER TECHNICAL STANDARDS MANUAL, JAN 2021, AND THE UNIFIED DEVELOPMENT ORDINANCE, DEC 2020, UNLESS PROCEDURES ARE EXEMPT BY PERMISSION OF THE TOWN.

SITE DRAINAGE NOTES

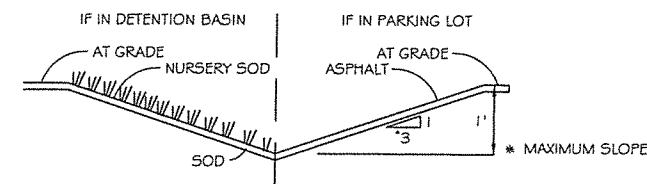
- ① CONTRACTOR SHALL COORDINATE WITH INDOT MAINTENANCE DIVISION TO HAVE EXISTING CMP PIPE UNDER DRIVE IN INDOT ROW FLUSHED OUT TO MAKE USABLE AND OPERATIONAL AGAIN.
- ② DETENTION BASIN (SEE DETAIL 3/C1.2).
- ③ 14 LF 12" CONCRETE PIPE @ 0.5% SLOPE.
- ④ HEADWALL AT INLET OF 12" PIPE.

SITE RUNOFF CONDITIONS

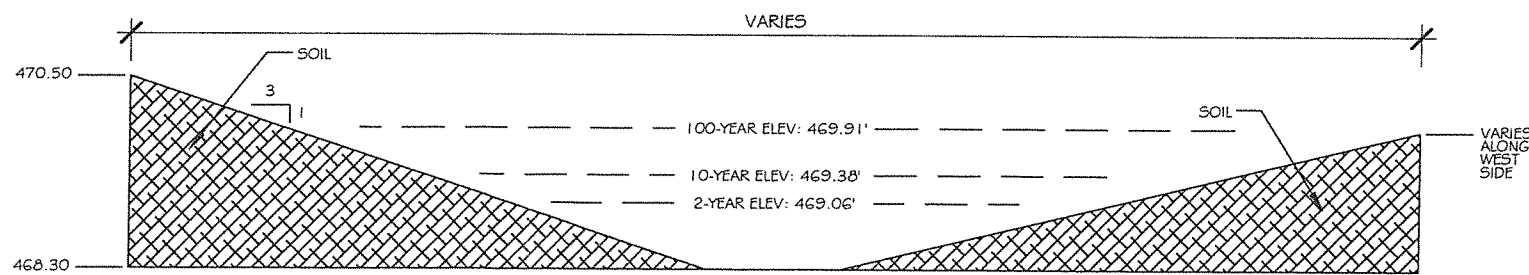
TOTAL SITE AREA:	0.320 AC
BEFORE DETENTION	
PRE-CONDITIONS (2-YEAR):	Q = 0.50 CFS
POST-CONDITIONS (2-YEAR):	Q = 0.81 CFS
PRE-CONDITIONS (10-YEAR):	Q = 0.94 CFS
POST-CONDITIONS (10-YEAR):	Q = 1.30 CFS
PRE-CONDITIONS (100-YEAR):	Q = 1.78 CFS
POST-CONDITIONS (100-YEAR):	Q = 2.16 CFS
PRE-CONDITIONS RUNOFF VOLUME (100-YEAR) =	0.121 ACRE-FEET
POST-CONDITIONS RUNOFF VOLUME (100-YEAR) =	0.150 ACRE-FEET
REQD DETENTION BASIN VOLUME =	0.150 ACRE-FEET - 0.121 ACRE-FEET
	0.029 ACRE-FEET = 1263.24 CF
AFTER DETENTION	
PROPOSED DETENTION BASIN VOLUME =	1308 CF
PROPOSED DETENTION HEIGHT =	1.3 - 1.8 FEET
PROPOSED DETENTION SLOPE =	3:1
PROPOSED DETENTION AREA =	1624 SF
2-YEAR:	0.50 CFS
10-YEAR:	0.73 CFS
100-YEAR:	0.98 CFS



2 OUTLET PIPE ORIFICE PLATE DETAIL
C1.2 NO SCALE



3 V-DITCH DETAIL
C1.2 NO SCALE

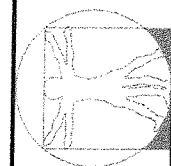


4 DETENTION BASIN DETAIL
C1.2 NO SCALE

RENAISSANCE DESIGN BUILD, INC.

117 S. Indiana Avenue
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Tel: 812-246-5897 Fax: 812-248-4320
www.rdbi-inc.com



GRADING & DRAINAGE PLAN
HEARTBEAT PERFUSSION SOLUTIONS
959 INDIANA AVENUE,
SELLERSBURG, IN.

DATE: JULY 15, 2021
DRAWN BY: R. S. RILEY III
CHECKED BY: N. GRIMES
APPROVED BY: N. GRIMES

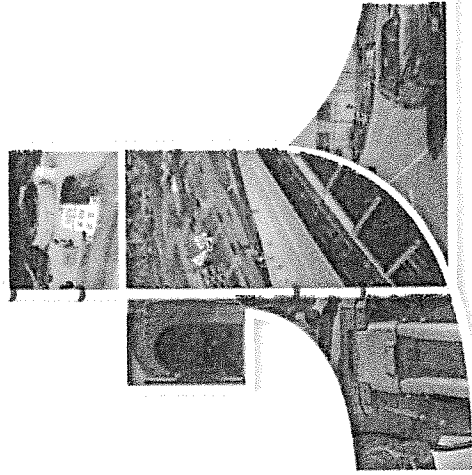
REVISIONS:

SCALE: AS NOTED
JOB NO: 2021-208

SHEET NUMBER:

C1.2

NOT FOR CONSTRUCTION



Jacobi, Toombs & Lanz

Sellersburg Water Resources Updates

Presented By: Jacobi, Toombs & Lanz

November 8, 2021

Agenda



- | | | | |
|---|-----------------------------|---|----------------------------------|
| 1 | Introductions | 5 | Ohio Avenue Water Main Extension |
| 2 | Outline of Updates | 6 | Connection to IAWC |
| 3 | WWTP Construction | 7 | Questions |
| 4 | West/Northwest Pump Station | | |

Introductions

Outline of Updates

Outline of Updates

- WWTP Construction
 - Overview and Details
 - Changes to Schedule
- West/Northwest Pump Station
- Ohio Avenue Water Main Extension
 - Bidding Process
 - Next Steps
- Connection to IAWC
 - Designs
 - Bids



WWTP Construction

WWTP Construction Details



- Construction underway
 - Work progress to date is satisfactory
- Electrical building framing near complete
- Existing High-Rate Basins:
 - Process will be shutdown in Nov. for 2 - 3 weeks to allow contractor to make upgrades and modifications to the basins.
- Clarifier 3 & 4 Mechanical Equipment
 - Scheduled for delivery in early February
- Concrete work on the New Oxidation Ditch, Clarifiers and Headworks progressing on schedule
 - Finished concrete quality has been satisfactory.

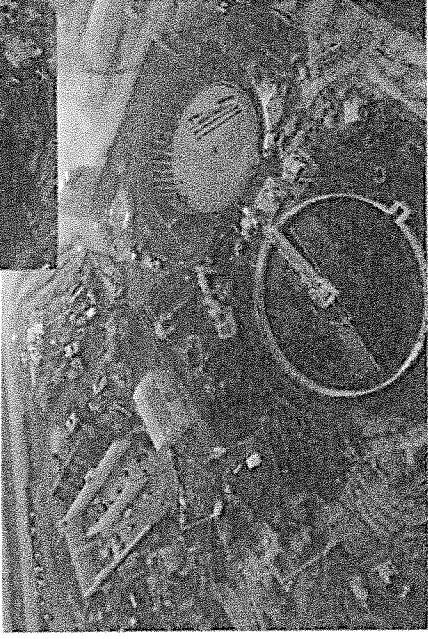
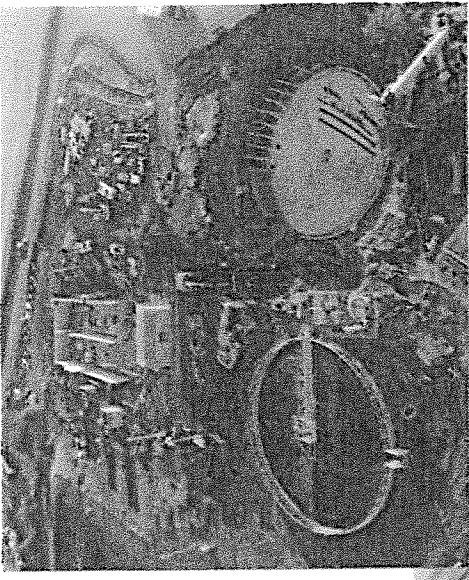
Overview of WWTP



October 1,
2021



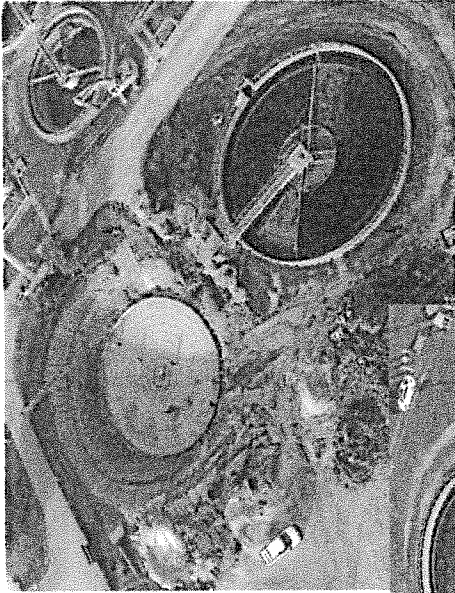
November 1,
2021



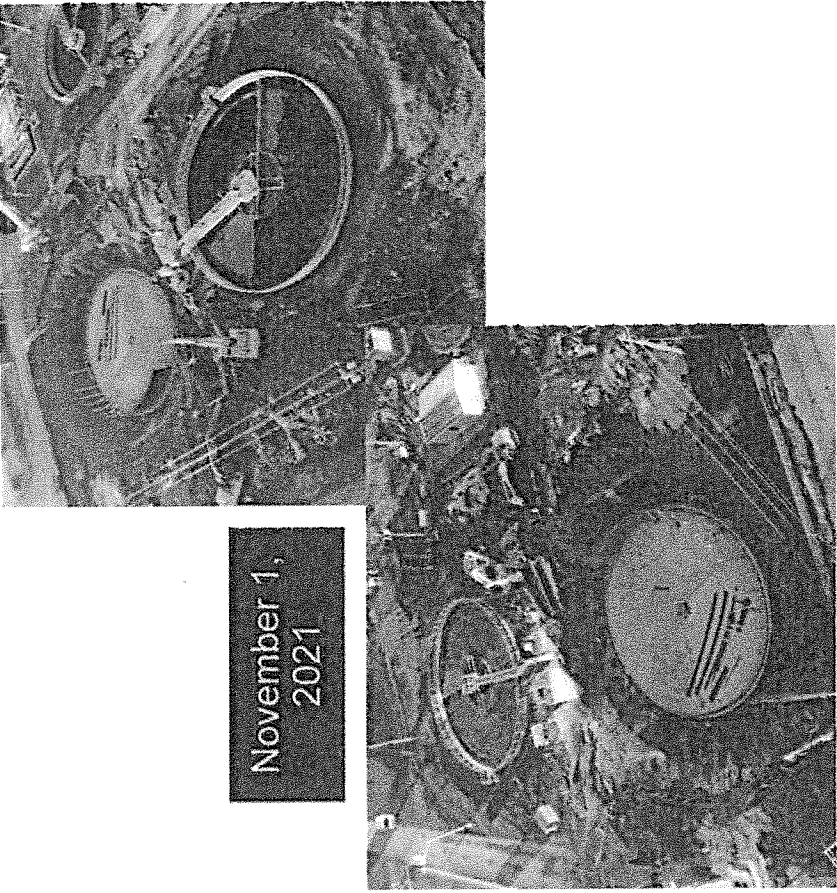
Clarifier Concrete ~30% completed



October 1,
2021



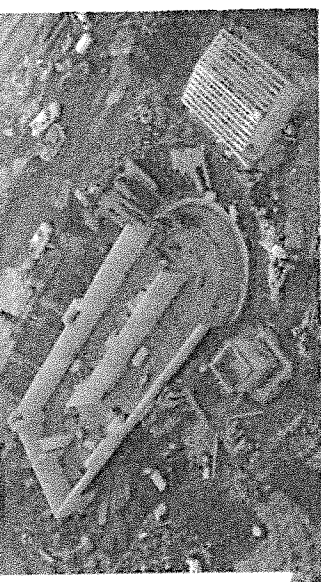
November 1,
2021



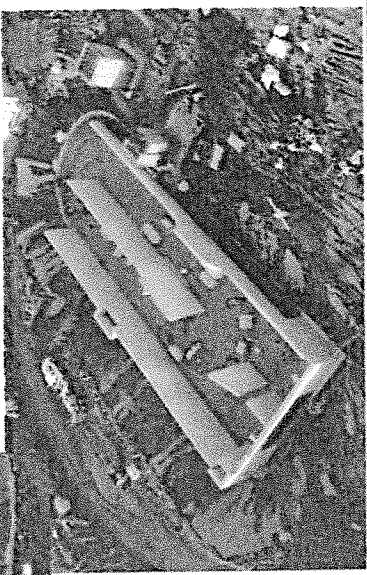
Oxidation Ditch Concrete ~60% Completed



October 1,
2021



November 1,
2021



WWTP Construction: Changes to Schedule



- Delays in equipment and building material delivery due to production and current supply chain issues caused by COVID, causing delays in completion
- Contractor preparing updated project schedule based on delivery dates and provide change order request for additional time to schedule with no change in fee
- Contractor in need of additional storage area for yard piping materials
- Overall satisfied with contractors work and progress thus far



West/Northwest Pump Station

West / Northwest Pump Station



- Survey completed for gravity alignment based on the 10% schematic
- The plans have been updated based on the field work

Ohio Avenue Water Main Extension

Ohio Avenue Water Main Extension



- First advertisement for bidding went out
 - Friday, Nov. 5th, 2021
- Second advertisement for bidding to go out
 - Friday, Nov. 12th, 2021
- Bid opening at next Town Council Meeting
 - Monday, Nov. 22nd, 2021

Connection to IAWC

Connection to IAWC

- Design underway
- Cost estimates in works for bid or completion, based on anticipated design
- Expected to be ready to bid after the first of the year



Questions?