

**SELLERSBURG TOWN COUNCIL
MEETING MINUTES
SEPTEMBER 25, 2023 | 316 E UTICA STREET | SELLERSBURG, IN 47172**

CALL TO ORDER

President Brad Amos called the meeting to order at 6:05 p.m.

ROLL CALL OF MEMBERS:

Present: President Brad Amos, Vice-President Scott McVoy, Second Vice President Terry Langford, Member Randy Mobley, Member Matt Czarnecki, Town Attorney Jacob Elder, Town Manager Charlie Smith and Clerk Treasurer Michelle Miller.

PRAYER AND PLEDGE OF ALLEGIENCE

MOTION TO AMEND THE AGENDA TO MOVE 2023-OR-022 TO NEW BUSINESS:

MOTION/SECOND: LANGFORD/CZARNECKI VOTE: 5-aye, 0-nay, motion approved.

APPROVAL OF MINUTES:

MOTION/SECOND: CZARNECKI/MCVOY VOTE: 5-aye, 0-nay, motion approved.

APPROVAL OF ALLOWANCE CLAIMS:

MOTION/SECOND: MCVOY/MOBLEY VOTE: 5-aye, 0-nay, motion approved.

APPROVAL OF SEPTEMBER PAYROLL ALLOWANCE DOCKET:

MOTION/SECOND: CZARNECKIMOBLEY VOTE: 5-aye, 0-nay, motion approved.

COMMENTS FROM PUBLIC ON AGENDA ITEMS:

Kevin Staton, 2116 Poindexter Rd., in reference to Adams Creek parking issues.
Karie Kahafer, Transportation Director for Silver Creek School Corporation in reference to parking issues in Adams Creek.

ORDINANCES & RESOLUTIONS:

2023-OR-019 TRANSFER OF FUNDS | PZF & PR:

1st Reading: Motion/Second: Czarnecki/McVoy VOTE: 5-aye, 0-nay, motion approved.

Wavie 2nd Reading: Motion/Second: Czarnecki/McVoy VOTE: 5-aye, 0-nay, motion approved.

Approval: Motion/Second: Mobley/McVoy VOTE: 5-aye, 0-nay, motion approved.

2023-OR-020 REPEALING & REPLACING §51.01 OF THE CODE OF ORDINANCES:

1st Reading: Motion/Second: Mobley/Czarnecki VOTE: 5-aye, 0-nay, motion approved.

Wavie 2nd Reading: Motion/Second: Czarnecki/McVoy VOTE: 5-aye, 0-nay, motion approved.

Approval: Motion/Second: Czarnecki/Mobley VOTE: 5-aye, 0-nay, motion approved.

2023-OR-021 2024 SALARY ORDINANCE | MOTION WAS MADE TO TABLE:

Motion/Second: Czarnecki/McVoy VOTE: 5-aye, 0-nay, motion approved.

**SELLERSBURG TOWN COUNCIL
MEETING MINUTES
SEPTEMBER 25, 2023 | 316 E UTICA STREET | SELLERSBURG, IN 47172**

2023-OR-023 2024 BUDGET:

1st Reading: Motion/Second: McVoy/Langford VOTE: 5-aye, 0-nay, motion approved.
Wavie 2nd Reading: Motion/Second: Czarnecki/Mobley VOTE: 5-aye, 0-nay, motion approved.
Approval: Motion/Second: Czarnecki/Mobley VOTE: 5-aye, 0-nay, motion approved.

NEW BUSINESS:

1. READI 2.0 FIRST ROUND SUBMISSION REVIEW | TOWN MANAGER CHARLIE SMITH:

Town Manager Smith presents READI 2.0 Project Submissions:
Borden Sellersburg Wastewater Cooperative, Sellersburg North Park, Central Clark County Regional Water Supply, Sellersburg Town Hall and CR311 Complete Streets.

2. ADAMS CREEK PARKING ISSUES | 2023-OR-022:

Motion was made to label the roadway through the cul-de-sac as no parking.
Motion/Second: McVoy/Czarnecki VOTE: 5-aye, 0-nay, motion approved.

PUBLIC COMMENT:

Jason Hardsaw, 441 N. New Albany in reference to Divisions O & P of the Community Crossings Project not being completed by July 31st as stated in the contract and advises he arrived at the Town Hall at 5:30 and the door was locked.

RECEIPT OF STAFF REPORTS:

TOWN MANAGER, CHARLIE SMITH: Gives updates on various projects.

TOWN ENGINEER, JACOBI, TOOMBS & LANZ | LORI WYATT: Gives project status updates

ADJOURNMENT:

Motion/Second to adjourn: MCVOY/CZARNECKI VOTE: 5-aye, 0-nay, motion approved.
Time adjourned: 7:36 p.m.

Minutes approved this **16th** day of **OCTOBER, 2023**

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

5/16/2023

Charlie,

Hey Keven Staton here. Attached you'll find the process I have used, most recently with this parking issue on Adams' Creek Drive, whereby a Restrictions & Covenants offender can be made aware of the neighborhood sentiment regarding his/her non-compliance with one (or more) of the AC Restrictions.

I mentioned this to you on our phone call a couple of weeks ago. I have tried to meet with a resident of each household in the subdivision, but even after a couple of attempts, some were not at home and so do not know about this effort. I got signatures from 100% of those residents I was able to contact, however. I got to all but four or five houses.

I have also not yet spoken with the offending party yet but plan to do so this coming weekend. I've driven past their place a few times recently, and it seems they are parking in front of the white line you painted on the street. I guess that's a start.

Thanks for your efforts,

Keven

502-541-6867

ADAMS' CREEK SUBDIVISION

Sellersburg, Indiana

This NOTICE & REQUEST is in reference to activities ongoing at the following address:

1025 Adams' Creek Drive

NOTICE & REQUEST REGARDING NEIGHBORHOOD RESTRICTIONS

We, the undersigned, would like to request your cooperation, as we strive to protect the character of our neighborhood and enhance its general appeal, in preserving all subdivision covenants as laid out in the Adams' Creek Subdivision Restrictions, Phases 1 & 2.

It has come to our attention that for several months you have openly disregarded one or more of those Restrictions, and we hereby request that you discontinue doing so.

The specific covenant we are asking you to comply with is:

- Restriction # 6
- Related to: Parking

A complete list of the Restrictions can be found within the document RESTRICTIONS AND PROTECTIVE COVENANTS FOR ADAMS' CREEK SUBDIVISION, filed in the office of the Recorder of Clark County, Indiana, Plat Book 13, Page 12, or a copy will be provided to you by the Developer upon request. For convenience, a copy is included with this circular.

As you know, the Restrictions are subdivision rules imposed on the owner of each property at the time of purchase for the mutual benefit of all current and future residents. With our purchase, we state implicitly our agreement to uphold and protect these covenants, which have been approved by the Town of Sellersburg and recorded at the county courthouse.

We recognize that any resident may at some point have an urgent or short-term need requiring a temporary disregard for the neighborhood rules, and we have for some time accepted that you were experiencing such a need. At this point in time, however, and as a resident group unified by our concern, we request you act with all expediency in line with your responsibility as a resident member of our subdivision to bring your activities into compliance with our Restrictions.

We look forward to continued goodwill between your family and ours as we continue together the sometimes difficult job of helping to make our neighborhood the best it can be.

PLEASE DO NOT TRASH OR DISREGARD THIS DOCUMENT. Thank you.

Signature:	Printed name:	House number and street name:
1. <u>Celia M. Winters</u>	<u>CELIA M. WINTERS</u>	<u>2008 Poinsett Lane</u>
2. <u>Michael Wilber</u>	<u>MICHAEL WILBER</u>	<u>1001 ADAMS CREEK DR.</u>
3. <u>Karen Morin</u>	<u>KAREN MORIN</u>	<u>1003 Adams Creek DR.</u>

- | | | | |
|-----|-----------------------------|-------------------|-------------------------------------|
| 4. | Lauren Habeli | LAUREN HAEBERLEIN | 1101 DORA DR |
| 5. | David A. Bristol | DAVID A. BRISTOL | 1107 DORA DR |
| 6. | Michelle E. Waiz | MICHELLE E. WAIZ | 1114 DORA DRIVE |
| 7. | Conely Smith | CONELY SMITH | 1104 DORA DR |
| 8. | Sam Lomax | SAM LOMAX | 1006 ADAMS CREEK DR |
| 9. | Michael Smith | MICHAEL SMITH | 1108 ADAMS DORA CREEK DR |
| 10. | Beverly Hampton | BEVERLY HAMPTON | 1008 ADAMS CREEK |
| 11. | John Priddy | JOHN PRIDDY | 1019 ADAMS CREEK DR |
| 12. | James Sheperd | JAMES SHEPHERD | 1016 ADAMS CREEK DR |
| 13. | STEVEN GLADWEN | STEVEN GLADWEN | 1015 ADAMS CREEK DR |
| 14. | Lisa Swank | LISA SWANK | 1028 ADAMS CREEK DR |
| 15. | Monty Farrell | MONTY FARRELL | 1113 DORA DR. |
| 16. | Bryan Julian | BRYAN JULIAN | 1111 DORA DR. |
| 17. | Blakeley Lander | BLAKELEY LANDER | 1109 DORA DRIVE |
| 18. | Jill Smith | JILL SMITH | 1004 ADAMS CREEK DRIVE |
| 19. | Brad Terry | BRAD TERRY | 1002 ADAMS CREEK DRIVE |
| 20. | Rachel Dreyer | RACHEL DREYER | 1018 ADAMS CREEK DR |
| 21. | William C. Suis | WILLIAM C. SUISS | 1070 ADAMS CREEK DR |
| 22. | John Livers | JOHN LIVERS | 1072 ADAMS CREEK DR. |
| 23. | | | |
| 24. | | | |
| 25. | | | |
| 26. | | | |
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| 30. | | | |

Circulation Route:

See attached map for visual of the note below.

Initiator >>> 2008 Poindexter Lane (east side of Adams' Creek Drive at entrance), continue south to north side of Dora Drive >>> continue east on north side of Dora Drive, around the cul-de-sac, along south side of Dora Drive back to Adams' Creek Drive >>> continue south on the east side of Adams' Creek Drive, around the cul-de-sac, continue along the west side of Adams' Creek Drive toward the subdivision entrance to the last house before the entrance >>> initiator >>> listed resident(s).

Explanation of Notice Circulation Process

This Process is a system whereby grievances felt by one or more residents may be openly, formally, and respectfully communicated to the resident(s) at the address listed above (*i.e., the listed residents*) so as to illustrate the extent of concern, or lack thereof, felt by the neighborhood as a whole regarding an issue of interest, namely compliance with our neighborhood Restrictions.

The Notice is to be circulated to each occupied Adams' Creek residence, the owner of which is asked to review the complaint and its objective, consider whether he/she is in agreement with the characterization of the activity and that it should be discontinued, and, if so, to provide name, address, and signature (one per residence).

Following review by Adams' Creek residents of a circulating Notice, and collection of signatures by whichever residents choose to sign (no non-residents please), the Notice is to be presented to the listed residents. By so doing the listed residents are made aware of the nature and extent of neighborhood sentiment regarding the noted Restriction-related activities. With their signature the undersigned state that they are in agreement with the characterization of the activities as non-complying, believe the listed residents to be the party responsible for remedying the non-compliance, and, moreover, that they formally request the non-complying activities be discontinued. It is for the initiator of circulation of a Notice to also take the role of presenting or delivering it to the listed residents following signature collection.

We wish to assure that all neighbors have the opportunity to be made aware of the situation, and the chance to review and respond to the formal statement, by passing the Notice door-to-door in the route outlined above. (If your neighbor next-in-line is not at home, please leave the document at their home, and after they arrive home please take the time to inform them it is there. If they are to be away for some time, please skip to the next house in line. It is up to each of us to see that everyone has a chance to participate and respond.)

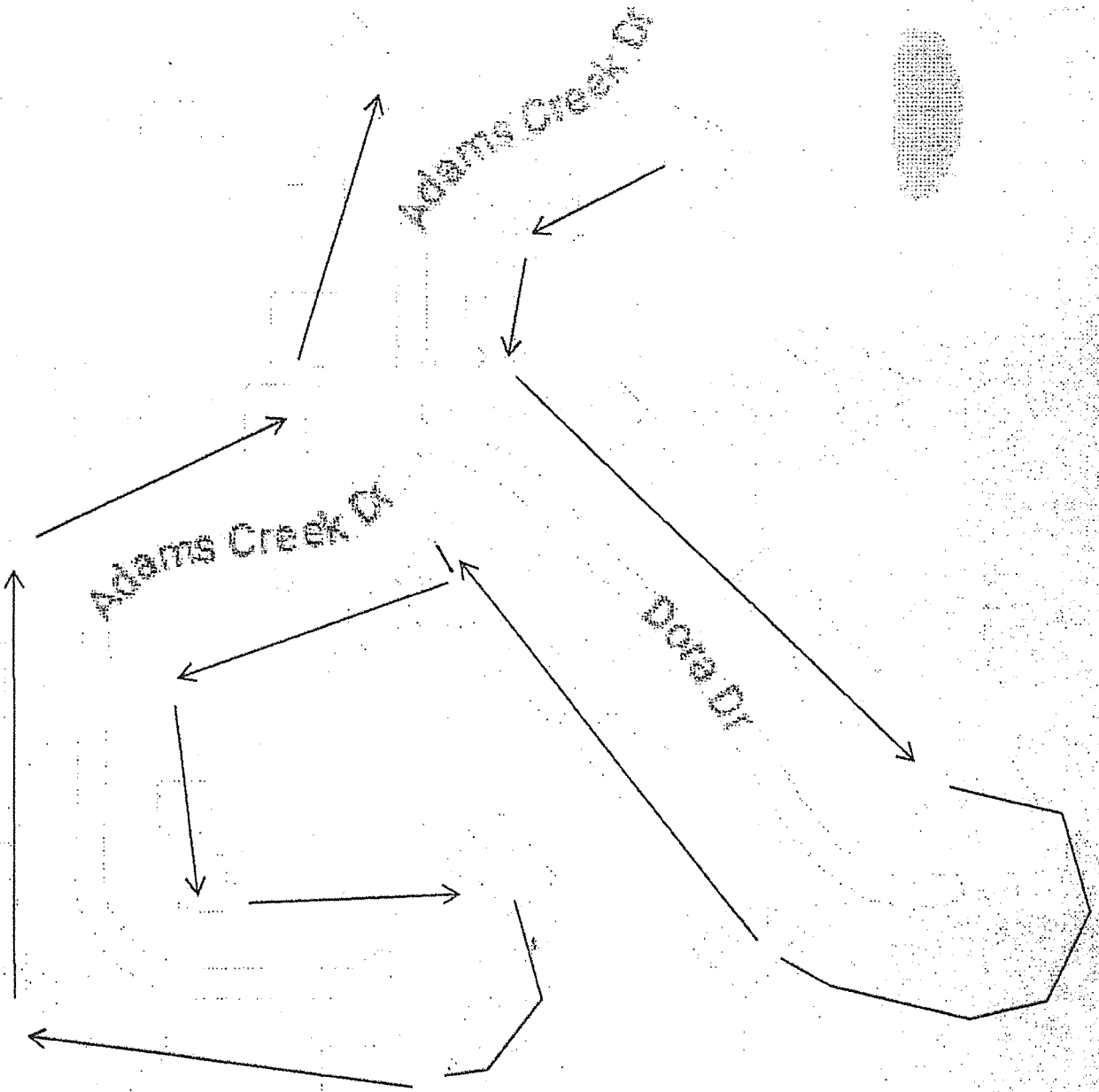
PLEASE do not disregard the importance of this document by slowing its progress through the neighborhood or delaying that progress. Once the circulation of a Notice is started, we hope it can be concluded and presented expeditiously.

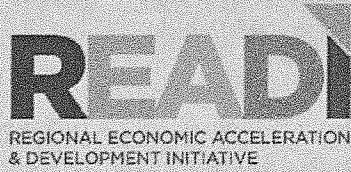
No resident is obligated to sign this Notice. Furthermore, no resident should feel pressured to sign due to statements made, whether public or private, by any other resident, by the Developer, by the listed residents, or by other parties uninvolved with the subdivision. Honesty, about your individual sentiments on the issue, is the best policy as it will provide the clearest picture of the collective sentiment of our resident population pertaining to the issue of interest.

Thank you for your participation. If you have questions, please feel free to call me at 502-541-6867.

Keven Staton

Developer of Adams' Creek Subdivision





Call For Projects Submission

Please email your attachment to info@our-southern-indiana.org
All submissions are due by September 27, 2023 at 11:59pm.
You may submit additional material, but nothing is required.
For questions, please contact Andrea Frazier at (812)288-4624.

General Information

1. **Project Name & Location:** Borden Sellersburg Wastewater Cooperative

2. **Project Lead and Supporters:**

Primary Project Leader (Unit of Gov, Organization): Town of Sellersburg

Point of Contact(Name; Email Address; Phone #): Charlie Smith csmith@sellersburg.org 502.475.8623

Project Partner(s)/Supporter(s): Town of Borden, Starlight Stakeholders, USDA, IN-DNR, IFA, Our S. IN RDA, Town of Sellersburg, Clark County Government

3. Which category best describes your project?

Quality of Place

Quality of Life

Quality of Opportunity

Housing

Tourism, Arts, Culture and Community Projects

Infrastructure for Jobs

Growth Infrastructure

Family support Initiatives

Talent Supply and Education

Mixed-use Development

Trails and Parks

Innovation and Entrepreneurship

4. **Is your project a capital project*?** Yes

5. Please provide a broad overview of your project (i.e. provide information about the the entire project)

Four segments in total, this ambitious public works partnership:

- Provides wastewater service to existing businesses in the Starlight area.
- Provide future excess wastewater capacity to Borden.
- Eliminate the existing wastewater treatment plant at Deam Lake.
- Provides sewer service to unincorporated areas of Clark County.
- Provide additional sewer capacity in Sellersburg, between downtown and the northern Town border, while improving odor and collection system issues.

*A capital project is a project to construct either new facilities or make significant, long-term renewal improvements to existing facilities.

6. Please provide information specific to what the READI funds will be used for (i.e. phase 1, pre construction services, four miles of paved trail, water infrastructure to support the development, etc.)



READI Funds will assist in the construction of approximately 25 miles of sewer and multiple sewer stations starting at the new Sellersburg Wastewater Treatment Plant north to Starlight Indiana. This project is 4 segments that will be constructed in unison so that once completed, eliminates the Deam Lake WWTP, connects Borden's WWTP to Sellersburg Wastewater, and connects Starlight businesses to municipal sewers as to continue the growth of agri-tourism found within that community.

Funding, Timeline, and Match Information

7. Which option best describes the status of your overall project?

Pre-Planning Phase Design Phase Bid Process Construction Phase

Estimated Date for Start of Construction: 05/24

Estimated Date for Construction to be Completed: 05/25

8. What is the estimated total project cost? \$ 50,000,000.00

9. Funding Gap – Anticipated READI Funds Request: \$ 43,700,000.00

10. Please provide your current funding sources that have been secured for this project:

Local Funds

Hold your cursor over the box to learn more

Private Investment

\$6,300,000

11. What other funding sources have been explored to fill the gap for the project? List sources, amounts and status of request.

IFA, I-DNR, USDA funding sources are in process for the project. Amounts and agreements are currently being discussed pending the outcome of the design/engineering estimates expected to be completed Q1 2024. Each segment will be managed/owned by different stakeholders of the overall project.

12. At this point, have you consulted with or hired any of the following regarding the development of your project

Engineer/Architect: JTL Eng. Economic Dev/Planning Consultant: Provide Name

Other: If your project is relating to housing, please indicate the following:

Type of housing: Single Family Homes Multi-Family Housing
(detached homes, including townhomes and condos)

Average Housing Cost for Single Family Homes:

Average Monthly Rent for Multi Family Homes:

Categorize the type of housing proposed with this project, including the price points for the selected type:

Low Income Housing: Workforce/Moderate Housing: Market Rate:



Call For Projects Submission

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All submissions are due by September 27, 2023 at 11:59pm.
You may submit additional material, but nothing is required.
For questions, please contact Andrea Frazier at (812)288-4624.

General Information

- 1. **Project Name & Location:** Sellersburg North Park
- 2. **Project Lead and Supporters:**
 Primary Project Leader (Unit of Gov, Organization): Town of Sellersburg
 Point of Contact(Name; Email Address; Phone #): Charlie Smith csmith@sellersburg.org 502.475.8623
 Project Partner(s)/Supporter(s): Town of Sellersburg

3. Which category best describes your project?

- | <u>Quality of Place</u> | <u>Quality of Life</u> | <u>Quality of Opportunity</u> |
|--|---|--|
| <input type="checkbox"/> Housing | <input checked="" type="checkbox"/> Tourism, Arts, Culture and Community Projects | <input type="checkbox"/> Infrastructure for Jobs |
| <input type="checkbox"/> Growth Infrastructure | <input checked="" type="checkbox"/> Family support Initiatives | <input type="checkbox"/> Talent Supply and Education |
| <input type="checkbox"/> Mixed-use Development | <input checked="" type="checkbox"/> Trails and Parks | <input type="checkbox"/> Innovation and Entrepreneurship |

4. Is your project a capital project*? No

5. Please provide a broad overview of your project (i.e. provide information about the the entire project)

The Town of Sellersburg currently only has two parks within its limits. Within the Sellersburg Parks Plan, it was identified the Town should have a regional park within its limits to better serve residents by providing outdoor recreational opportunities. There are multiple parcels of land in north-central Sellersburg that could possibly be acquired for a regional park.

*A capital project is a project to construct either new facilities or make significant, long-term renewal improvements to existing facilities.

6. Please provide information specific to what the READI funds will be used for (i.e. phase 1, pre construction services, four miles of paved trail, water infrastructure to support the development, etc.)



READI Funds would be used towards land acquisition for a regional park facility. There are multiple parcels within the Town that could serve as a regional conservation park. The Town would like to have additional funding to acquire property (larger than 10 acres) to establish a destination park within Town limits that could serve residents of all ages and abilities in central Clark County.

Funding, Timeline, and Match Information

7. Which option best describes the status of your overall project?

Pre-Planning Phase Design Phase Bid Process Construction Phase

Estimated Date for Start of Construction:

Estimated Date for Construction to be Completed:

8. What is the estimated total project cost? \$ 5,000,000.00

9. Funding Gap – Anticipated READI Funds Request: \$ 4,000,000.00

10. Please provide your current funding sources that have been secured for this project:

Local Funds

Hold your cursor over the box to learn more

Private Investment

\$1,000,000

11. What other funding sources have been explored to fill the gap for the project? List sources, amounts and status of request.

We are working with multiple property owners to identify the best opportunity for a legacy project.

12. At this point, have you consulted with or hired any of the following regarding the development of your project

Engineer/Architect: none Economic Dev/Planning Consultant: none

Other: If your project is relating to housing, please indicate the following:

Type of housing: Single Family Homes Multi-Family Housing
(detached homes, including townhomes and condos)

Average Housing Cost for Single Family Homes:

Average Monthly Rent for Multi Family Homes:

Categorize the type of housing proposed with this project, including the price points for the selected type:

Low Income Housing: Workforce/Moderate Housing: Market Rate:

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Empower
Eliminate

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REGIONAL ECONOMIC ACCELERATION
& DEVELOPMENT INITIATIVE

**Call For
Projects
Submission**

Please email your attachment to info@our-southern-indiana.org
All submissions are due by September 27, 2023 at
11:59pm.

You may submit additional material, but nothing is
required.

For questions, please contact Andrea Frazier at (812)288-4624.

General Information

1. **Project Name & Location:** Central Clark County Regional Water Supply

2. **Project Lead and Supporters:**

Primary Project Leader (Unit of Gov, Organization): Town of Sellersburg

Point of Contact(Name; Email Address; Phone #): Charlie Smith csmith@sellersburg.org 502.475.8623

Project Partner(s)/Supporter(s): Town of Sellersburg, Rural Membership Water Corp., Indiana American Water, Silver Creek Water

3. **Which category best describes your project?**

Quality of Place

Housing

Growth Infrastructure

Mixed-use Development

Quality of Life

Tourism, Arts, Culture and
Community Projects

Family support Initiatives

Trails and Parks

Quality of Opportunity

Infrastructure for Jobs

Talent Supply and Education

Innovation and Entrepreneurship

4. **Is your project a capital project*?** Yes

5. **Please provide a broad overview of your project (i.e. provide information about the the entire project)**

As central Clark County continues to grow, a major concern is the availability of water infrastructure. Sellersburg Water has begun to work with Silver Creek Water, Indiana American, and Rural Water Membership Corp. to provide additional capacity to the areas around Memphis and Henryville in Clark County.

The project scope includes upgrading the Sellersburg Water Raw Water Main from their well field to the water plant to increase potable water capacity. In addition, interconnections would be made between the four utilities to allow for increased capacity through the central spine of Clark County to allow for future growth and development. This will also build in redundancy of supply for all servicing entities in the event of water main failures, public emergencies, and/or natural disasters.

*A capital project is a project to construct either new facilities or make significant, long-term renewal improvements to existing facilities.

6. Please provide information specific to what the READI funds will be used for (i.e. phase 1, pre construction services, four miles of paved trail, water infrastructure to support the development, etc.)



READI funds will be used to upgrade and expand existing water infrastructure from the source to Memphis Indiana to keep up with current and future demand. This project requires upgrades to the following to meet the growing demand in central Clark County;
-Sellersburg raw water supply main upgrade from the Sellersburg Well Field along the Ohio River to the Sellersburg Water Treatment plant on Holmans Lane in Jeffersonville
-5.5 miles of water main replacement from the Sellersburg/Rural Water Corp. interconnection in Speed IN to Blue Lick Road in Memphis IN
-Addition of a 1 million gallon ground level storage tank at the Rural Water Corp. Booster Station on US-31
-New interconnections between Sellersburg Water, Silver Creek Water, Rural Water Membership Corp., and Indiana American Water to improve water capacity availability and emergency redundancy

Funding, Timeline, and Match Information

7. Which option best describes the status of your overall project?

Pre-Planning Phase Design Phase Bid Process Construction Phase

Estimated Date for Start of Construction: 07/24

Estimated Date for Construction to be Completed: 07/25

8. What is the estimated total project cost? \$ 11,630,000.00

9. Funding Gap – Anticipated READI Funds Request: \$ 9,000,000.00

10. Please provide your current funding sources that have been secured for this project:

Local Funds

Hold your cursor over the box to learn more

Private Investment

Sellersburg Water Rates
Silver Creek Water Rates
Rural Water Membership Corp. Rates

Indiana American Water

11. What other funding sources have been explored to fill the gap for the project? List sources, amounts and status of request.

12. At this point, have you consulted with or hired any of the following regarding the development of your project

Engineer/Architect: JTL Engineering (SB), Heritage Engineering (RWC) Economic Dev/Planning Consultant: none

Other: If your project is relating to housing, please indicate the following:

Type of housing: Single Family Homes Multi-Family Housing
(detached homes, including townhomes and condos)

Average Housing Cost for Single Family Homes:

Average Monthly Rent for Multi Family Homes:

Categorize the type of housing proposed with this project, including the price points for the selected type:

Low Income Housing: Workforce/Moderate Housing : Market Rate:



Call For Projects Submission

Please email your attachment to info@urp.org.
All submissions are due by September 27, 2023 at 11:59pm.
You may submit additional material, but nothing is required.
For questions, please contact Andrea Frazier at (812)288-4624.

General Information

1. **Project Name & Location:** Sellersburg Town Hall

2. **Project Lead and Supporters:**

Primary Project Leader (Unit of Gov, Organization): Town of Sellersburg
Point of Contact(Name; Email Address; Phone #): Charlie Smith csmith@sellersburg.org 502.475.8623
Project Partner(s)/Supporter(s): Town of Sellersburg

3. **Which category best describes your project?**

Quality of Place

Quality of Life

Quality of Opportunity

Housing

Tourism, Arts, Culture and Community Projects

Infrastructure for Jobs

Growth Infrastructure

Family support Initiatives

Talent Supply and Education

Mixed-use Development

Trails and Parks

Innovation and Entrepreneurship

4. **Is your project a capital project*?** Yes

5. **Please provide a broad overview of your project (i.e. provide information about the the entire project)**

New Town Hall with the Town of Sellersburg

-The current Sellersburg Town Hall, Administrative Offices, Clerk-Treasure's Office, and Billing Office is situated in within two separate remodeled buildings. In September of 2022, the Sellersburg Police vacated the old police station by moving into a new facility. In the fall of 2023, the Town plans to demolish the old police station while preserving certain material from the building as it used to be the Sellersburg State Bank. This old converted bank that can no longer be used due to mold, lead paint, basement flooding, and asbestos issues.

The Town has engaged with TEG Architects for a design of a new 14,000sq.ft. Town Hall that would sit on the old police station property at the corner of N. New Albany and E. Utica streets. This new building would house all Town operations while preserving Downtown Sellersburg. It will not only serve the needs of the Town today, but has been designed to account for the future growth of the community. In addition, it will house a community room and mini-museum of the Town's history.

*A capital project is a project to construct either new facilities or make significant, long-term renewal improvements to existing facilities.

6. Please provide information specific to what the READI funds will be used for (i.e. phase 1, pre construction services, four miles of paved trail, water infrastructure to support the development, etc.)



READI Funds would be used towards the construction of this project.

Funding, Timeline, and Match Information

7. Which option best describes the status of your overall project?

Pre-Planning Phase Design Phase Bid Process Construction Phase

Estimated Date for Start of Construction: 06/24

Estimated Date for Construction to be Completed: 12/24

8. What is the estimated total project cost? \$ 7,000,000.00

9. Funding Gap – Anticipated READI Funds Request: \$ 3,000,000.00

10. Please provide your current funding sources that have been secured for this project:

Local Funds

Hold your cursor over the box to learn more

Private Investment

3000000

11. What other funding sources have been explored to fill the gap for the project? List sources, amounts and status of request.

NA

12. At this point, have you consulted with or hired any of the following regarding the development of your project

Engineer/Architect: NA Economic Dev/Planning Consultant: OWC

Other: If your project is relating to housing, please indicate the following:

Type of housing: Single Family Homes Multi-Family Housing
(detached homes, including townhomes and condos)

Average Housing Cost for Single Family Homes:

Average Monthly Rent for Multi Family Homes:

Categorize the type of housing proposed with this project, including the price points for the selected type:

Low Income Housing: Workforce/Moderate Housing : Market Rate:

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READI
REGIONAL ECONOMIC ACCELERATION
& DEVELOPMENT INITIATIVE

Call For Projects Submission

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You may submit additional material, but nothing is required.

For questions, please contact Andrea Frazier at (812)288-4624.

General Information

1. **Project Name & Location:** CR311 Complete Streets

2. **Project Lead and Supporters:**

Primary Project Leader (Unit of Gov, Organization):

Town of Sellersburg

Point of Contact(Name; Email Address; Phone #):

Charlie Smith csmith@sellersburg.org 502.475.8623

Project Partner(s)/Supporter(s): Clark County Government

3. **Which category best describes your project?**

Quality of Place

Housing

Growth Infrastructure

Mixed-use Development

Quality of Life

Tourism, Arts, Culture and
Community Projects

Family support Initiatives

Trails and Parks

Quality of Opportunity

Infrastructure for Jobs

Talent Supply and Education

Innovation and Entrepreneurship

4. **Is your project a capital project*?** Yes

5. **Please provide a broad overview of your project (i.e. provide information about the the entire project)**

County Road 311 from SR60 to Exit 9 (7/10 of a mile), is an extremely congested thoroughfare within the Town of Sellersburg that also serves as a point of entry into the Sellersburg Town Center District.

The roadway is currently within the Sellersburg municipal boundary but is still owned/maintained by the County. Currently, the Town and County are conducting a traffic study to have information needed to widen the roadway to accommodate the current traffic levels.

Once the study is complete and construction cost estimates are established, the Town and County will begin relinquishment discussions. The goal is for the Town to bring this section of CR311 into its inventory then conduct a widening project with assistance from the County, Sellersburg's RDC via TIF, and potentially READI 2.0 funding.

*A capital project is a project to construct either new facilities or make significant, long-term renewal improvements to existing facilities.

6. Please provide information specific to what the READI funds will be used for (i.e. phase 1, pre construction services, four miles of paved trail, water infrastructure to support the development, etc.)



READI funds will be used for construction of additional lanes of traffic, sidewalks, and landscaping along the CR311 corridor.

As of 9/11/23 call for READI 2.0, we are still working on design based on the traffic study results. Cost estimates will not be ready until this initial call for projects window closes.

Funding, Timeline, and Match Information

7. Which option best describes the status of your overall project?

Pre-Planning Phase Design Phase Bid Process Construction Phase

Estimated Date for Start of Construction: 07/24

Estimated Date for Construction to be Completed: 07/25

8. What is the estimated total project cost? \$ 7,500,000.00

9. Funding Gap – Anticipated READI Funds Request: \$ 7,500,000.00

10. Please provide your current funding sources that have been secured for this project:

Local Funds

Hold your cursor over the box to learn more

Private Investment

Funding may be available from the Sellersburg RDC via TIF. However, the amount is unknown at this time.

11. What other funding sources have been explored to fill the gap for the project? List sources, amounts and status of request.

There will be conversations with Clark County Commissioners as part of the relinquishment agreement. However, CCG historically does not have sufficient revenues to contribute to agreements such as this.

12. At this point, have you consulted with or hired any of the following regarding the development of your project

Engineer/Architect: JTL Eng. Economic Dev/Planning Consultant: Nick Lawerance/TWG

Other: If your project is relating to housing, please indicate the following:

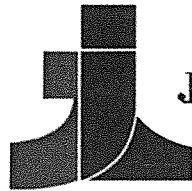
Type of housing: Single Family Homes Multi-Family Housing
(detached homes, including townhomes and condos)

Average Housing Cost for Single Family Homes:

Average Monthly Rent for Multi Family Homes:

Categorize the type of housing proposed with this project, including the price points for the selected type:

Low Income Housing: Workforce/Moderate Housing: Market Rate:



Jacobi, Toombs & Lanz, Inc.
Consulting Engineers & Land Surveyors



TOWN OF SELLERSBURG
PROJECT STATUS REPORT
(Updates are in bold blue and italics)

September 25, 2023

GENERAL

- Ziptility launched on 6/28/2023. Follow-up meetings to be scheduled with each department.
 - *Follow-up meetings were held on 9/20/23. All staff have access and have been trained on all features, including newly added work management features.*

WATER

Water Service Line Inventory

- Application for Indiana Finance Authority (IFA) Lead Service Line (LSL) Inventory Funding Program received initial approval for \$20,000. Working with IFA to finalize paperwork for funding.
- Met with Water Distribution Manager on 9/6/23 to determine schedule for completion.
- *All record drawings provided to JTL have been scanned and returned to Town.*
- Obtained countywide database of building construction dates for use in determining likelihood of lead service lines by building code enforcement dates.
- *Regularly scheduled meetings will be held to maintain progress.*
- *Inventory must be completed and submitted by December 31, 2023.*

WASTEWATER

Asset Management Program

- *Work Order approved for \$25,000 to access grant funds.*
- *Sharepoint site for electronic data repository set up and all required parties have access.*
- *Adding information as acquired.*
- *All information to be added by the Town for Engineer's review by October 1st.*

WWTP Construction

- Relocation of the outfall to avoid field located utilities has resulted in additional rock excavation. Pace Contracting (Contractor) is preparing a proposed change order for the additional work.
- Issues with the existing Clarifier No. 3 and No. 4 Scum Pump Station have been identified and additional work will be required to fix the level control system and mixer, resulting in additional costs.
 - The Scum Pump Station equipment has been ordered by the Town, installed, and is functioning properly.
- Work is continuing on the UV Basin. Most electrical work is expected to be completed in February.
 - Electrical work has been completed. UV startup and training is completed.
 - UV disinfection was placed into operation by 4/1/2023, as required by the Town's NPDES permit. Effluent has been in compliance with the permit's disinfection requirements.
- On 11/14/2022, IFA was on-site to audit for State Revolving Fund (SRF) compliance. No issues were identified.

Corporate
1829 E. Spring Street
Suite 201
New Albany, IN 47150
812-945-9585

Kentucky
2307 River Road
Suite 203
Louisville, KY 40206
502-583-5994

Central Indiana
1060 N. Capitol Avenue
Suite E360
Indianapolis, IN 46204
317-829-3474

Southern Indiana
124 Bell Ave
Clarksville, IN 47129
812-288-6646

- A safety review of the new processes has been conducted by Plant Operations staff. Their review comments are being addressed.
- The Wastewater Department has requested the existing Headworks building be saved and rehabilitated for equipment storage. A meeting was held onsite to discuss required rehabilitation. Rehabilitation will be limited to removal of equipment pads and covering equipment wall openings with metal.
- Site grading and sidewalks are underway.
- Revisions to the site grading plan are being developed to address the proposed site enhancements, provide additional utility vehicle parking area (8 to 9 additional parking spaces), and address area where the existing pavement requires additional asphalt depth to provide a longer-term service life.
- JTL has recommended existing asphalt and subgrade in several areas around the plant's existing road surface be cut down an additional 3 inches and rolled, compacted, and proof rolled to identify soft soil areas. The soft soil areas will be excavated and stabilized with additional depth of asphalt.
- The paving plan is being revised based on field observations of the base course and existing asphalt condition. It was determined that the bid requirements to replace the top one-inch surface course would not provide serviceability long-term. JTL is recommending increasing the asphalt depth to four inches, resulting in an increase in costs. JTL is working with Pace and will present costs to the Town Council at the August 10th workshop.
- Clarifier No. 1 demolition is complete and Clarifier No. 2 rehabilitation is complete.
- Several additional valves and piping of the RAS to the Headworks have been recommended by the operations group to improve the removal of rags and debris that are causing plugging of pipes and equipment. The cost for this modification is included in the proposed Change Order No. 6.
- Oxidation Ditch No. 1 and No. 2 have been commissioned, started, and are treating the plant influent flow.
 - Concrete repairs on the two existing oxidation ditches have been completed. The existing groundwater pressure relief valves have been found to be defective and need to be replaced. The cost for replacing the relief valves is included in Change Order No. 6.
 - The manufacturer's service technicians conducted startup of Oxidation Ditch No. 1 on 7/17/2023. Startup of Oxidation Ditch No. 2 has been delayed due to variable frequency drive (VFD) issues. The Contractor is implementing corrective actions to remedy this. Startup is expected to be completed in the next 2-3 weeks. Oxidation Ditch No. 2 VFD drive has been repaired in areas where leakage has been observed
 - Oxidation Ditch No. 3, the new ditch, has been taken out-of-service to conduct standard concrete repairs in area where leakage has been observed.
- Concrete work on the Reaeration Basin has been completed. Installation of the diffusers and air piping is completed, and the process has been placed into service. The temporary reaeration diffusers have been removed and the permanent system has been installed, tested, and is in operation.
- The new Headworks, Oxidation Ditch No. 3, and two 72-foot Clarifiers have been in continuous operation since the beginning of the year and have satisfactorily met all effluent permit limits.

- Contractor has assisted operations staff with dewatering of solids in the plant. A rental belt filter press was delivered to the plant to help dewater accumulated solids, and was on-site until 5/20/2023. The new Dewatering Building and equipment is being installed by the Contractor and is expected to be operational in early April.
 - Delayed due to a setback in the delivery of equipment and conveyor support equipment. Start-up of the process will not begin until early May.
 - Due to a failure of a water pipe joint, control panel RTU-D3 was exposed to water. It has been classified as defective work and will be replaced. The defective work notice was issued to Contractor on 4/17/2023. Repair to the damaged control panel was completed by the equipment manufacturer. Testing has been completed on RTU-D3 and has been functioning without any downtime. The Dewatering Building is operating satisfactorily, however there are still issues with the screw press polymer system flow check valve, polymer injection rings and the thickened sludge chute level sensor. The equipment supplier, BDP, is scheduled to make a site visit the week of August 21st to address these issues. JTL will continue to work with the Town to monitor operations.
- Work on the renovation of the existing operations building has reached substantial completion. The Utility staff have moved back into the operations building.
- The Wet Weather basins new piping has been installed and the membrane liner has been repaired. Cleaning of the basin is complete.
- Council Tour was conducted on 3/9/2023.
- All major yard piping has been completed.
- Contractor has requested retainage reduction, substantial completion, and initiation of warranty period on the processes that have been placed in operation, as of 1/1/2023. This request was presented 3/13/2023, and a request for approval will be presented 3/27/2023.
- Substantial Completion was approved at the August 14th Town Council meeting.
- *Scheduling suppliers for site visits for training.*
- *Scheduling second testing of RAS/WAS pump station.*
- *Construction progress is satisfactory.*

ROAD

CCMG Paving

- The Culvert on N New Albany Street is able to be repaired with CCMG funds (per INDOT). It is slated for the 2022-2 CCMG application.
- The 2022-2 CCMG Application has been awarded.
 - Low bidder was Wingham Paving. Contract was signed on 2/27/2023. Waiting on funding from INDOT to issue Notice to Proceed. Notice to Proceed was issued 4/17/2023.
- Contractor began work 5/29/2023. There are sixteen (16) streets scheduled to be resurfaced. To date, the following work has been completed:
 - Paving: Nugget Court, Lakeside Drive, Sterling Court, Autumn Ridge Way, Covered Bridge Road, and Dora Drive
 - Concrete Work: Dora Drive
 - The concrete curb and flumes will start this Wednesday or Thursday on St. Joe/Alabama.
 - *Contractor is preparing remaining roads to be completed on Parallel Avenue and New Albany Avenue.*
 - Contractor is beginning work on the St. Joe Road segment.
 1. The cross drain on St. Joe Road will be installed this Saturday, 9/2/2023.
 2. The electric company has relocated the utility pole that was in conflict on St. Joe Road and is currently working on bracing another pole.
- The 2023-2 CCMG Application was submitted on time, on Friday, 7/28/2023. The Town Manager selected twenty-six (26) segments of road for this application. JTL is putting together cost estimates.

SR 60 (State) Portion

- Project let on 5/5/2022. Did not meet INDOT requirements for an “awardable” project. Project was re-let on 7/13/22. Low bidder was E&B Paving in the amount of \$2,216,659.69. Project is being awarded.
- INDOT has now committed to funding the project in the full bid amount.
- Construction activities have commenced. INDOT is managing the Construction Administration/Inspection. JTL is on-call as needed.
- *All paving has been completed. Signal work completed. Striping complete. Opening access to American Way is all that remains.*