

URAB

NOVEMBER 19, 2020

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The Pendleton Board of Directors for the Utility Rate Advisory Board met on November 19, 2020 at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana.

ROLL CALL

The meeting was called to order at 6:02 pm and roll call taken. In attendance were Kyle Eichhorn, Michelle Skeen and Jenny Sisson. A quorum was established.

Representing the Town were Town Manager Scott Reske, Town Attorney Jeff Graham, Craig Switzer, Justin Wood and Marissa Skaggs.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Moved by Jenny Sisson, seconded by Kyle Eichhorn to approve the July 16, 2020 Meeting Minutes. Motion was carried.

OLD BUSINESS

No old business to discuss

NEW BUSINESS

A. Stormwater Utility Rate Adjustment and 20-Year Plan Located in the Google Drive Folder

Reske started with explaining that a Utility Rate Fee had been established in 2014, but was never collected. Since that time the flooding situation in Pendleton has gotten much worse and it is time to move forward and collect the fees. By the recommendation of the Town Council we have completed a supplemental study from the one that was done by DRW prior to the passing of the Utility Rate Fee back in 2014. Council also recommended not only do we redo the engineering study, but we pass it on to Baker Tily and they will do a financial analysis and come up with a maximum rate. Town staff provided information on ongoing maintenance, anticipated annual operating cost and dept payback. To assist with identifying the needs for capital projects, a community outreach strategy was implemented and the study showed comments and images that the residents had sent in to help pin point what the problem areas were. The purpose of the report was to provide a utility rate adjustment recommendation for the stormwater user fees management by the Stormwater Board. The proposed rate adjustment is to include any potential ordinance modifications that would apply to specific property classes and/or any exceptions. Updates to the following are being provided: amounts borrowed from the other funds, annual estimated expenses, and capital projects. A stormwater fee will be imposed on the property owner of each and every lot and parcel on land within the town. This fee will pay for the repair, replacement, extension, planning, improvement, operation, regulation, and maintenance of the existing and future stormwater system. It was found that the current Ordinance has issues that needed to be worked thru.

Michelle Skeen asked if this plan would allow for modifications if needed. Reske added yes that we would be able to do that. He also felt that as projects are started, we may find that after jetting out the lines and put camera on them, all they need to do is reconstruct and fix only certain areas and then move onto next project.

Updated Funding needs

Years 1-5 the annual funding needs for the stormwater utility are anticipated to be \$1,103,750. In years 6 through 20 the annual funding appears to drop slightly to \$781,328.

Anticipated Amounts Borrowed from Other Sources

The total of the funds borrowed are \$472,000. Paying back the borrowed funds through years 1-5 will cost an average of \$94,400.

Reske explained that our annual expenses are going to be heavy on maintenance. Some of the major capital projects we may be able in the end to avoid by means of aggressive annual maintenance such as jetting out the lines and doing small repairs. He felt that was our strategy, that we needed to be heavy on our annual cost (breakdown provided in presentation). We currently have a street sweeper the Town is paying for now; the Stormwater Utility will pick that up. Once the sweeper is paid off, he would like to get a jetting machine. A jetting machine would reduce the annual cleaning cost. For small projects, we would use our own manpower. Reske would like to be aggressive and have a discussion with the County about the drains that are inside the town limits. He felt that if we were going to spend a few million dollars and when we dump that into a County Legal Drain, we are wasting our money if that Legal drain is not working properly. Reske would like the town to maintain the tiles and the open ditches that are Legal Drains. We also have areas that we need to create a Municipal drain ourselves.

Capital Project Summary

Projects listed by priority. Total amount is quite huge, but Scott Reske's thoughts were that once they get into these projects, we may find in preparation or design that all we have to do is repair the line or maintenance and cost will be reduced.

Project 1: Water Street between Broadway and East St

Community Crossings will be used for a lot of this project, redo street, curb and gutter, sidewalk and a lateral coming off to each property to discharge sump pumps and gutters. We will have an Ordinance that controls that and how they do it.

Jerry asked if all projects will have laterals. Reske replied it is going to be his intent to have laterals, curb and gutter added on all projects.

Project 2: Water St. and Hallowell Dr. / Depo Parking lot.

The Vectren site across from the park is going to be pulled and moved down by the soccer fields and we will swap the space with them.

Project 3: Pendleton Ave & West Elm St.

Terrible flooding, we have found at Madison Avenue and Main St that the man hole was squeezed shut. Elm St has area where 3 ninety degree turns that will be reconstructed. Elm to Madison has been jetted out and found only a few spots that will need repairs.

Project 4: State St & Adams

Adams & State St – reconstruction where water stands. Franklins St will be reconstructed using Community Crossing funds and Stormwater funds.

Project 5: Area west of Pendleton Elementary School

Tying into the Pendleton regulated drain, a lot of back yard flooding in this area. The two alleys will be upgraded, they have heavy pedestrian travel due to the school.

Project 6: East High St between Pendleton Ave and East Street

Drainage along High Street. Reske commented that right now water from in front of the Fire Station drains down Broadway to Water Street, Reske feels that when we do Water Street project it might substantially change the amount of work needed for this project. Also, behind the Fire Station drainage floods going to the Depo parking lot and then to Water St that may be substantially changed by earlier project.

Project 7: Broadway & State St (Near Fire Station)

Ties into project 3 and goes around the lumber yard and in front of the Fire Station.

Project 8: West of Pendleton Elementary

Pearl St -redoing, adding storm sewers.

County Projects

A. Erosion Control for 2,800 feet of UNT to Fall Creek

The purpose to create a municipal drain. Carrick Glen pond discharges into this drain thru the cemetery and come out at old 132. Testing the water before 132 is clear, once it gets down further it has a lot of silt build up. At The Falls it is discharging into a pond that exists at The Pines and that discharges into that same drain.

B. Reconstruction of McCarty Pendleton Regulated Drain

County Drain that the Town needs to invest in. Runs from Filbrun Peat Moss under 67 and the railroads and goes to the Am Vets and homes to the North– a lot of flooding. We need the area East side of 67 working before any development comes in. It also has collapsed lines and needs to be jetted out.

C. Reconstruction of Rosa Frey Regulated Drain

Where development on the North side is heading to. A regulated drain that is undersized for catching all the storm water for that area. Culvert has recently been replaced in that area.

The Proposed ERU Process:

1. Agricultural ground currently with Legal county drain fee with no structures would only get 1 ERU

2. The 600 Class Property Tax Exempt

No less than 1 ERU but for large properties we would offer a reduced rate of 20% for these entities.

3. Staff will look at special situations and possibly reduce rates.

Properties with 2500 square feet or less, Pine Lakes and other special situations.

- Reske added that state laws allow us to add the fees to the property taxes twice a year. Jenny Sisson added that she was a fan when it comes to Capital Projects to have certain restricted accounts because that helps to keep things clean on the books especially if we are looking at projects standing out, we don't want that money to go somewhere else. Michelle Skeen added that was one of her concerns with this project stretching out over 20 years. With changing of the guard on different boards, commissions and councils she wants to make sure it stays true to its form for this specific purpose. Reske added that State Law makes it restricted. The reason we have bond council on line is because whatever that rate is, they will back calculate and figure out how much we will have. Worst case scenario if every project takes every dollar we would not get very far, probably to project 5 and be done.
- Michelle Skeen added that for twenty years you would be constantly doing these improvements over time but also you have to maintain this in hopes that you are not building the wheel again at the end of the twenty years starting over. Jenny Sisson felt we should know each year what percent will need to go into Project, contingencies that pop up and periodic maintenance that at any time we would know that we were on schedule.
- Planning for 2021 and forward we are planning for an average cost of \$400,000 a year to maintain the line. This cost will be covered by the property tax fee.
- Reske added that because FCRW has disconnected cutter lines and yard drains basement sump pumps are being discharged into our streets. Going forward when we do put in a line, we will stub off laterals to the property line, this will allow property owners to drain into that and keeping it out of the streets.
- After the election, they plan to start talking to the County about adding it to the property taxes in May and will also work with the county on the County Legal Drains.
- Jenny Sisson asked if they had accounted for additional growth coming in. Reske replied that with all new construction coming in they will require the developers to put the new lines in all we will have to do is maintain them. Our maintenance cost will go up perpendicular to the increase in the tax base.
- Everyone that lives within Pendleton Proper will receive this tax on their tax bill.
- Board members agreed with the nontaxable units being billed at 20%.

ADJOURNMENT

Next meeting December 17, 2020

Meeting adjourned at 7:10 pm