Stormwater Utility Rate Adjustment And 20-Year Plan

Prepared for:

Town of Pendleton, Stormwater Board
100 West State Street
Pendleton, IN 46064

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i. Problem Statement

The Town of Pendleton, for years, has had numerous issues related to stormwater and flooding. Work to resolve these issues has been funded through sources not intended for that use. This has caused undue hardship on other revenue streams. It also severely limits the quantity of upgrades and repairs that can be completed to the stormwater system. A stormwater utility is the mechanism many communities have used to relieve these funding issues.

To fully ascertain the scope and financial need of a stormwater utility for the Town an updated utility analysis was needed. This utility update is intended to provide scope and financial need for the stormwater utility through documentation of annual costs, debt payback, and capital project identification. Town staff provided information on ongoing maintenance, anticipated annual operating costs and debt payback. To assist with identifying the needs for capital projects, a community outreach strategy was implemented. That strategy and its results are shown in the following section.

ii. Community Outreach

To select the most effective project locations, information was gathered from Town staff and its constituents. The Town provided historical data of inundated areas that showed the most serious problems being experience throughout the stormwater system. It was imperative that the Town hear from its residents to gather the more information to aid in selecting additional project areas and assigning project priorities.

On September 9th, 2020, the Town of Pendleton had a Stormwater Utility Open House for the public. This was a critical piece of this study. It allowed the public to provide information on stormwater problems they are personally experiencing. An online survey was created and distributed via social media. Mapped points from the survey comments were used to better organize this submitted information by region. The points were then used to create a "Heat Map" that showed areas of concentrated issues. Figure 1 shows the heat map and the capital projects outlined in previous chapters. Projects were chosen based on Town of Pendleton staff recommendations blended with constituent submissions from the survey.

Over 60 individual submissions were recorded with the survey. This information was critical for determining the most accurate project locations and extents. Multiple submissions in and around the area of Project 1 & 2, discussed previously in section 4.1 & 4.2, were noted as a priority.

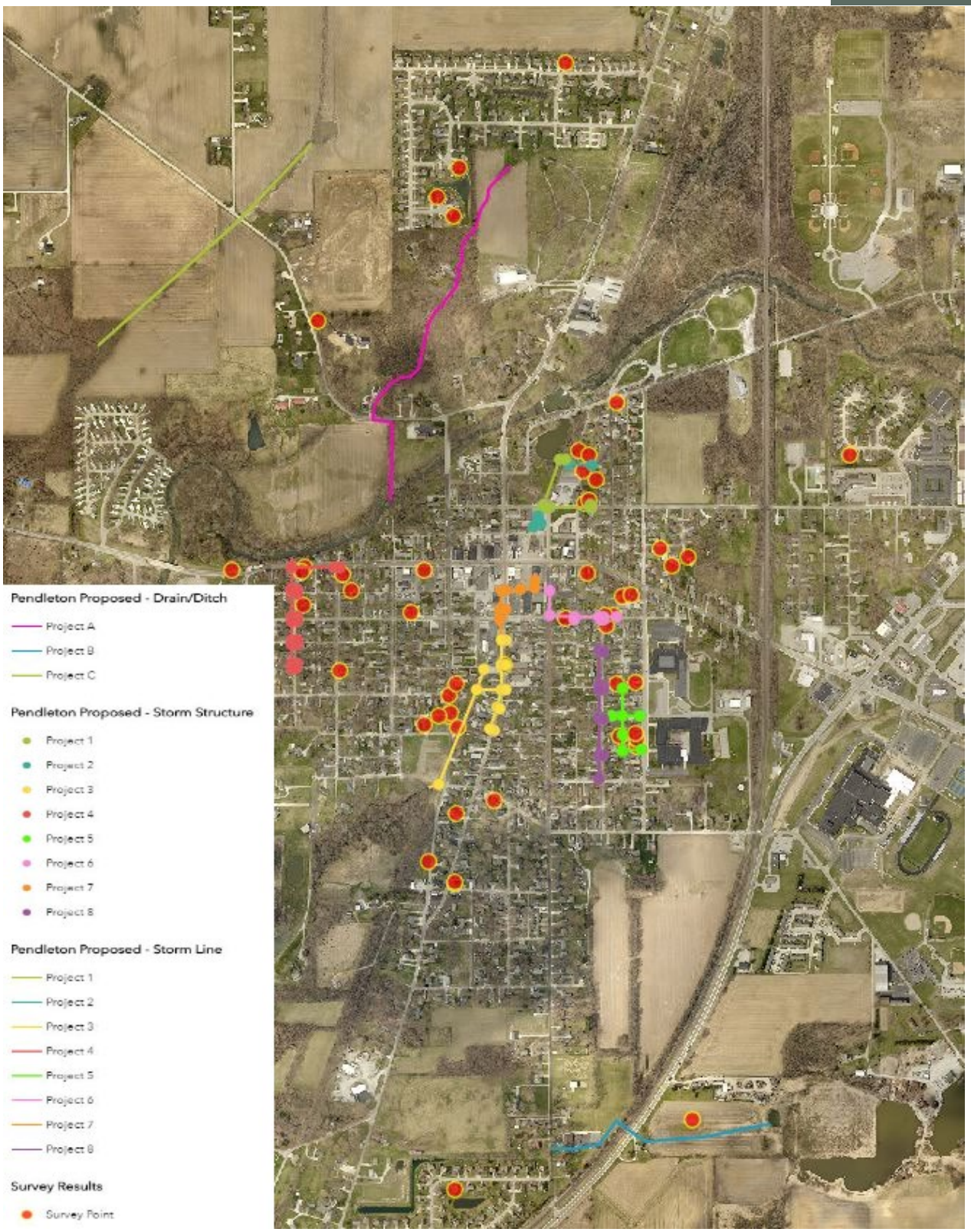

Figure 1 - Heat Map

Figure 2– Photo Submit by Resident of Flooding on Hallowell Dr.

"My home and yard floods every time we have a heavy rain. Storm water comes rushing down from water street and crosses Hallowell Dr and runs onto my property."- Resident on Hallowell Dr.

"Extreme flooding during and after heavy rain. Water runs like a river from water street through yards and storage units (on water st) to settle mine and my neighbor yards… The water issue on Hallowell Dr. is ridiculous…The problem needs addressed"- Resident on Hallowell Dr.

"Flooding with minimal rain, drain area overgrown towards park, flood water comes from water street down easement and floods area houses, streets, yards- plants washed away, mulch washed away. This has been an ongoing issue for years with little to no improvement."- Resident on Hallowell Dr.

"Heavy storms create flooding in the back that will run from water street through the back yards of 3 homes draining into storm drain at the dead end." Resident on John St.

"Regarding flooding on Water St, the water comes into my yard. This limits the use of my driveway. I do have a secondary entrance which is going through Pendleton Lock-Up parking lot. Drivers some times don't realize how deep the water is. Unfortunately, barricades aren't put up in a timely manner. I'm concerned a car is going to hydroplane in a tree or house. Thanks for looking into this issue."-Resident on Water St.

"During every rain, Water St between John St and Caroline St floods and is blocked off. My house sits between these intersections."- Resident on Water St.

Project 4 that runs up Adams Street into State Street had multiple submissions that helped identify this area on the Heat Map.

"Adams Street floods into our front yard every heavy rain and erodes our grass and soil between the sidewalk and street." -Resident on Adams St.

"Adams drains south to north. State street drain east to west. Inlets might be too high. inlets too small, catch debris, pipe might be too small, water gets to be at least 1 foot deep in road. Covers sidewalk. Rooster tails from traffic come up to house sometimes."- Resident on Adams St.

"The intersection of Adams St & W State St floods badly! We live on the corner and it floods halfway up our yard and deposits all kinds of detritus… The water reaches 1-2 ft in depth. VERY DANGEROUS!!"- Resident on State St.

Figure 3 - Photo Submit by Resident of Flooding Near Adams and State St.

Flooding that was recorded to the west of Pendleton Elementary is focused in on Project Areas 5 & 8.

Figure 4 - Photo Submit by Resident of Flooding Near Elm and East St.

"Standing water at end of alley to crosswalk. Water does not flow to street drain. Becomes ice in winter so dangerous for students who walk down alley to crosswalk. Thank you!" -Resident on East Street

"Major Flooding; right in front of the school; 3 days to recede… flooding coming only on residential side of East Street… few inches from getting into the house; floods 8-10 inches in yard…"- Resident on East St.

"Flooding on property, all encompassing"- Resident on East St.

"The back yards of all houses between Walnut and the next alley north along the alley between Pearl and East flood with any sizeable rain. Our back yard is much higher than Pearl St, but will hold 8" of water during any rain that is over 2" in a 2 day time span."- Resident on Pearl St.

"Rainwater runs towards the house and into the crawlspace. Flood by the deck and had removed topsoil by shed." -Resident on Pearl St.

Information submit by the Town and the residents helped identify Project Area 6 as an opportunity for improvement.

"… During and after a heavy rain, not only is Pearl Street flooded next to our home, but the sidewalk is flooded the entire length of our lot including the entrance to our garage that sits on Pearl Street..."-Resident on High St.

"…the water just pools in the street and is a mudpit…water floods yards as it no longer runs down the road it runs off into our yards"-Resident on High St.

"The water seems to be coming from the Church at the corner of John and E. High Street. It then seems to be running down High Street mostly. Thank you"- Resident on High St.

"High street floods frequently - often standing water filling the street and over to the sidewalks."-Resident on Broadway St.

Project Area 9 also received several resident submissions and was selected as an area of future improvement.

Figure 5 - Photo Submit by Resident Showing Flooding in Back Yard Near Project 9 Area

"When the drains on Main Street are clogged or cannot handle the flow, the drains in front of 212 Tile Street are not sufficient to handle the water. Also if there are problems with any other drains north of Tile the water flows down to Tile street drains which cannot handle it. Our crawl space has flooded numerous times which has caused heating/cooling issues and big moisture issues under the house along with floor joist rotting. No sense in repairing/replacing until problem is fixed. Next door neighbor has same issue."- Resident on Tile St.

"Alley between Taylor & Tile street floods and causes flooding around the east side of the garage. Flood waters come down the alley from Main St and add to the water coming down the hill and neighbor yards..."-Resident on Taylor St.

"The area on Main St. between Tile St. and Taylor St. floods frequently when it rains. It does not require a great deal of rain for it to flood."- Resident on Taylor St.

"Flooding at Taylor and Main when it rains"-Resident on West St.

1.0 Purpose of Report

The purpose of this report is 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 other funds, annual estimated expenses, and capital projects.

1.1 Current Department of Stormwater Management Ordinance (2014-03, passed 5-1-14)

The current department of stormwater management ordinance was passed in May of 2014 by the Town of Pendleton Town Council. It created a special taxing district that includes all the territory within the corporate boundaries of Pendleton. The ordinance also created a three member Stormwater Board to oversee the Department of Stormwater Management. The day to day operations of the Department of Stormwater Management is the responsibility of the Town Manager. The Stormwater Board has the power to:

1. Operate and maintain the stormwater system of the Town
2. Make improvements to the system
3. Establish and enforce rules
4. Hold hearings, make findings and determinations to carry out policies and procedures and assign user rates and charges
5. Recommend to the Town Council user fees for users of the stormwater collection and conveyance system.
6. Track revenues and expenses
7. After approval from the Town Council, levy special benefit tax to pay bonds
8. Issue and sell bonds for construction or alternation to the stormwater system

1.2 Current Stormwater User Fee (2014-03, passed 5-1-14)

A stormwater user fee will be imposed on the property owner of each and every lot and parcel of land within the town, or served by the town's stormwater system, which directly or indirectly contributes to the stormwater system of the town. This fee is necessary to pay for the repair, replacement, extension, planning, improvement, operation, regulation, and maintenance of the existing and future stormwater system.

The stormwater user fee will be determined using the property classification and quantity of impervious area on that property. Each properties fee will be assessed based on Equivalent Residential Unit (ERU), or a multiple thereof, with all properties having impervious area assigned at least one ERU. An ERU is equal to the average amount of impervious area found on a typical single-family residential parcel which is 3,842 square feet. The user fee was set to $4 per ERU per month with the 2014 ordinance.

1.3 Current Flat Rate Users (2014-03, passed 5-1-14)

Properties classified, using the 2011 Real Property Assessment Manual, as residential (class codes 510-599) or agricultural homestead (class code 101) shall receive a monthly flat-rate charge for storm service based on one ERU.

1.4 Current Other Properties (2014-03, passed 5-1-14)

Properties with impervious area other than residential properties will be assigned an ERU multiple based on the total amount of impervious area. The total amount of impervious area will be measured in square feet and then divided by 3,842 square feet (one ERU) to determine the ERU multiple. Properties classified as industrial (class codes 310-399), commercial (class codes 401-499) or certain exempt (class codes 600-699) shall be assigned this ERU multiple.

1.5 Current Exceptions (2014-03, passed 5-1-14)

Agricultural properties (class codes 100, 102-199), rights-of-way, and railroad lines shall be exempt from the assessment of stormwater user fees. A property with less than 500 square feet of impervious area, other than single-family residential, shall also be exempt from the assignment of an ERU.

1.6 Current New Properties (2014-03, passed 5-1-14)

Stormwater billing for a new property shall commence with the date the property is assessed for purposes of property taxes, or date of occupancy, whichever comes first.

1.7 Current Collection Rate

While the rate and ordinance above were passed by both the Stormwater Board and Town Council, the user fees were never collected. At the present time, the stormwater utility is not collecting any funds through user fees or the billing system setup.

2.0 Updated Funding Needs

In years 1 through 5 the annual funding needs for the stormwater utility are anticipated to be $1,103,750. The following sections in Chapter 2 support the annualized estimate of costs.

Category	Average Years 1-5
Amount Borrowed Payback	$94,400
Annual Expenses	$407,400
Capital Projects	$601,950
Total Annual Need Years 1-5	$1,103,750

Table 2.1 Annualized Funding Needs Years 1-5

In years 6 through 20 the annual funding needs appear to drop slightly to $781,328. The following sections in Chapter 2 support the annualized estimate of costs.

Category	Average Years 6-20
Annual Expenses	$460,980
Capital Projects	$320,348
Total Annual Need Years 6-20	$781,328

Table 2.2 Annualized Funding Needs Years 6-20

2.1 Anticipated Amounts Borrowed from Other Sources

Anticipated amounts borrowed from while continuing to operate the stormwater utility have increased since the original ordinance passed in 2014. Amounts borrowed from other funds are noted below in Table 2.3. The total of the funds borrowed are $472,000. Paying back the borrowed funds through years 1 through 5 will cost an average of $94,400.

Category	Amount Borrowed
Water Street (Design)	$87,000.00
Water Street (Construction)	$60,000.00
Franklin Street (Design)	$165,000.00
Stormwater Mapping	$40,000.00
Street Sweeper 2018-2020	$120,000.00
Total	**$472,000.00**

Table 2.3 Anticipated Amount Borrowed from Other Funds

2.2 Capital Project Summary

Based on need, Projects 1 through 4 are planned to be completed as soon as possible in the first five years of the utility rate update. Total project costs for these projects are $3,009,739. This is an average of $601,950 per year in anticipated capital projects for years 1 through 5.

Projects 5 through 8 and projects A, B, C are anticipated to be completed in years 6 through 20 of the utility rate update. These projects cost just under $3,700,000 in 2020 dollars. It is estimated, due to inflation, these projects will average costing rate payers $320,348 annually in years 6 through 20. A list and current estimates of the anticipated capital projects is shown in the Table 2.4 below.

Project	2020 Estimate		
Project 1	$508,291		
Project 2	$313,473		
Project 3	$1,265,600		
Project 4	$922,375		
Total Years 1-5	$3,009,739		
Average Years 1-5	$601,950		
Project	**2020 Estimate**		
Project 5	$457,500		
Project 6	$894,500		
Project 7	$439,950		
Project 8	$879,750		
Project A	$176,500		
Project B	$446,250		
Project C	$401,875	**2026 Estimate***	**2041 Estimate****
Total Years 6-20	$3,696,325	$4,065,957	$5,544,487
	Average	$4,805,222	
	Averages Year 6-20	$320,348	

Table 2.4 Estimated Annual Stormwater Utility Costs

***Inflation estimated at 2%, 1.1 multiplier used for Year 2026** ****Inflation estimated at 2%, 1.5 multiplier used for Year 2041**

2.3 Annual Estimated Expenses for Stormwater Department

Payments for administrative tasks, maintenance items, and purchasing equipment will be ongoing as the stormwater department performs day to day operations. Annual fees will include; finishing purchase of street sweeper, staff wages and benefits, clerk staff wages and benefits, fees for billings, engineering (non-project), general counsel, vehicle purchasing, vehicle maintenance, jetting machine, small project materials, cleaning of storm lines, regulated drain and culvert maintenance. The first 5 years of operation, the estimated annual fee totals vary. Year 6 through 15 the fees are estimated to increase at the rate of inflation, which is estimated at 2% for the purposes of this report. Table 2.5 summarizes the estimated annual budget for the stormwater utility.

Category	2021	2022	2023	2024	2025	2026	2041*
Wages and Benefits							
1.5 FTE Stormwater Utility	$140,000	$140,000	$140,000	$140,000	$140,000	$140,000	
0.5 FTE Clerk's Office	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	
Billing	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	
Engineering (non-project)	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	
General Council	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	
Vehicle Fuel and Maintenance							
Pickup	$8,000	$8,000	$8,000	$8,000	$8,000	$8,000	
Dump Truck					$12,000	$12,000	
Street Sweeper	$40,000	$40,000	$40,000	$40,000			
Gator		$5,000	$5,000	$5,000	$5,000	$5,000	
Jetting Machine					$10,000	$10,000	
Small Projects							
Materials	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	
Cleaning	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	
Regulated Drain / Culvert Repair							
Tile / Culvert	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	
Open Ditch	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	
Totals	$407,000	$412,000	$412,000	$412,000	$394,000	$394,000	$527,960
Averages			$407,400			$460,980	

Table 2.5 Estimated Annual Stormwater Utility Costs

***Inflation estimated at 2%, 1.34 multiplier used for Year 2041**

2.4 Regulated Drain and Roadway Culvert Maintenance

As part of the utility rate update, the Town is planning to take over the cost of maintaining regulated drains within the Town of Pendleton municipal footprint. This is a substantial length of drains to maintain. In total, open regulated drains have an approximate length of 10.4 miles. In total, tiled regulated drains have an approximate length of 12.7 miles. Estimating the anticipated maintenance burden for this aging infrastructure was completed by estimating the percentage of either tiled or open drain length needing to be maintained in an average year. Based on the age of the regulated drains

maintaining 2% of the tile drains and 5% of the open drains was used. Many of these drains have been in place for over 100 years and have passed their useful life. A summary of the estimated costs are shown in Table 2.6.

Type of Drain	Overall Length	Percentage Maintained per Year	Feet Maintained per Year	Cost of Maintenance per Foot	Estimated Cost per Year
Open	55,000 LFT	5%	2,750	$5.50	$15,125
Tiled	67,000 LFT	2%	1,340	$30	$40,200

Table 2.6 Estimated Annual Regulated Drain Maintenance Costs

A list of the regulated drains within the corporate boundaries of the Town of Pendleton is shown in Table 2.4. A map of the regulated drain locations in the Town boundary are included in the appendices.

Drain Name	Drain Number
Fall Creek	0
McCarty-Pendleton	0
William T Jarrett	2091
Barrett and Silver	2444
William Duffy	2572
Martha A Ford	2725
Thomas Darnell	5440
Thomas Darnell Trib 1	5440
Howard C Williamson	5762
Howard C Williamson Trib 1	5762
Peter Loy (Sarah Prichard Trib 1)	7163
Peter Loy (Sarah Prichard)	7163
Sarah Prichard Trib 4	7163
Calvin Brown	7520
Charles Somers	7986
Fosters Branch	8742
Carroll K McCullough	8802
Prairie Creek (James W Bailey)	9987
City of Pendleton	11036
Allen Bollinger	11211
James W Pettigrew	11982
Mary E Stephens	18312
Rosa Frey	18817
Claude and Lillian Jones	18854
Fall Creek (John W Hendrick)	58674

Table 2.7 Regulated Drains with Pendleton List

3.0 Proposed Modifications to Ordinance

While updating the per ERU rate fee, discissions were had with Town staff to ensure the Town of Pendleton was assessing properties in a fair and equitable manner. During those discussions, a few concerns were raised. First, applying the full ERUs to tax exempt properties. Second, section 53.156 E appears to incorrectly state exceptions for agricultural properties from what was intended.

3.1 Exceptions / Exemptions 53.155 (E)

Currently, there are exemptions intended for agricultural properties without impervious area. With the Town of Pendleton proposing to take on maintenance of the regulated drains within its municipal boundaries this exemption needed to be carefully considered. Without a basic ERU assigned for agricultural ground, maintenance would be paid for by all the other properties in the Town of Pendleton on behalf of the agricultural ground.

In section 2.4, the Town of Pendleton has outlined an aggressive maintenance program intended to remedy many of the issues relating to regulated drains in Town. The Town has programed $55,000 a year for regulated drain maintenance within the Town limits to maintain the over 23 miles of regulated drains in Pendleton. Additionally, (2) of the capital projects proposed are regulated drain reconstructions that currently serve agricultural areas. With this being the case, a 1 ERU minimum is proposed to be applied to agricultural parcels within the Town of Pendleton whether it has impervious area or not. This is a different rate than the current ordinance. Additional information regarding the collections for agricultural parcels can be found in future sections.

Additionally, it is recommended that staff be allowed to setup a review process for utility customers with special circumstances. If rate modifications would be recommended by staff, these modifications could be appealed to, and or accepted by the stormwater utility board.

3.2 Impervious Area Calculations

Impervious area calculations for the Pendleton Stormwater ERU's were calculated by Banning Engineering using ArcGIS Pro software. Layers from the Madison County GIS utilized include the parcel layer, Town of Pendleton boundary, and a 2019 orthoimage GIS rest service from the Madison County Council of Governments. Work was initiated by using the Madison County parcel GIS layer as a base. Then the Town boundary layer was used to select parcels inside the city boundary and create a Pendleton Parcels ERU GIS layer.

Next, the Property Codes (PROP_CCODE) field in the parcel layer was used to identify 'Other Properties' parcels based on Property Class Codes 310-399, 401-499, and 600-699. A GIS layer called Impervious Surface – Commercial was then created to manually capture impervious surface on a parcel, measured in square feet, using the 2019 orthoimage. Surfaces such as gravel, concrete, roofs and asphalt pavement were all considered as impervious surface for the ERU calculations. The impervious area was calculated for them then divided by 3,842 square feet per ERU, per Town of Pendleton Stormwater Ordinance Section 53.156 C(2).

Three properties within the residential property code appear to have commercial impervious area and were evaluated as such. Those three are listed below in Table 3.1. In total, 294 parcels had impervious area calculations performed on them.

Parcel	Owner	ERUs
48-14-16-400-067.000-013	FALLS PARK PLAZA II LLC	3
48-14-18-300-008.000-013	PINE LAKE INDY LLC 1/2 & JULIE M MALT 1/2 T-C	3
48-14-21-404-011.000-013	FILBRUN JOHN I & JEANNE TRUSTEE OR SCR FAMILY	4

Table 3. 1 Residential Property Class Properties with Apparent Commercial Impervious Surface

Once the impervious surface for each parcel was calculated and ERU determined, that data was transferred to the appropriate parcel in the Pendleton Parcels ERU GIS layer. Then the Property Codes (PROP_CCODE) field in the parcel layer was used to identify residential and agricultural homesteads parcels based on Property Class Codes 101 and 510-599. Those parcels were then assigned 1 (one) ERU for parcels that had more than 500 square feet of impervious surface and 0 (zero) for less than 500 square feet.

3.3 Reduced ERU Property Classes

Property classes in the 600s are government and tax-exempt organizations. To make sure these properties pay a share of the rates, options were discussed with Town staff. Eventually, a reduced rate of 20% of the impervious area calculated ERUs with a minimum of 1 ERU per parcel was applied to the 600 property class. The current ordinance applies 100% of the impervious area ERUs to tax exempt and government properties.

3.4 Flat Rate Users

Flat rate users have been expanded to include all agricultural properties without impervious area. A minimum of 1 ERU for all parcels greater than 2,500 square feet in area. This is significantly different than the current ordinance.

3.5. Fee per ERU

The current fee per ERU is $4 as stated in the current stormwater ordinance passed in 2014. As part of this study, recommendations for a rate adjustment are to be made. First, it is imperative the Town setup the rate, at a minimum to put itself in position to have the best chance of acquiring grant or loan dollars from state and federal programs for stormwater improvement. A $5 minimum rate ensures the Town will get the highest points when evaluated for grants and loans. Rates above this amount do not increase the Towns ability to acquire funding, however they do allow the town to complete capital projects and maintain the department as noted in the paragraphs below.

Based on the ERU calculations outlined in sections 3.1 through 3.4, the Town has 4,210.2 billable ERUs. In looking at increasing the stormwater fee per ERU rate, several options are shown in the following paragraphs. We will review (3) potential stormwater rate fees per ERU. First, a rate fee that only addresses annual fees as outlined in sections 2.1 and 2.3. Second an ERU rate that averages out all capital projects over 20 years and addresses the annual fees outlined in sections 2.1 and 2.3. Lastly, a rate fee based on the first 5-years of capital project, debt payback and annual costs based on sections 2.1, 2.2 and 2.3.

First reviewed is the ERU that only collects enough fees to address debt payback and annual costs. While this fee will be lower, the lack of capital projects completed is typically viewed by the constituents as a negative. The basic math for this rate fee is to take $407,400 and divide it by 12 months then by 4210.2 ERUs. This comes out to $8.06 per ERU. It is suggested that an $8.50 rate per ERU be applied to ensure coverage of annual costs. This could collect $429,440.40 per year.

Second review, is the ERU that anticipates collecting fees to perform all capital projects in 20-years, cover annual expenses, and pay back the current indebtedness. The table below summarizes this rate analysis. In order to annualize the 20-year plan for capital projects and annual costs, inflation was

applied in sections 2.2 and 2.3. The estimated annual fee needed over 20-years is estimated to be $861,933.00. The basic math for this rate fee is to take $861,933 and divide it by 12 months then by 4210.2 ERUs. This comes out to $17.06 per ERU. It is suggested that a $17.50 rate per ERU be applied to ensure coverage of annual costs. This could collect $884,142.00 per year.

Fees	Years 1 through 5	Years 6 through 20
Debt Payback	$94,400	$0.00
Annual Costs	$407,400	$460,980
Capital Projects	$601,950	$320,348
Total per Year	$1,103,750	$781,328
Total Overall Years	$5,518,750	$11,719,920
Total for 20-Years	$17,238,670	
Average for 20-Years	$861,933.00	

Table 3. 2 Total Cost Associated with Stormwater Utility

The last rate analyzed is setting up the ERU rate structure for the first 5 years. This collection would need to be at least $1,103,750 as outlined in Table 3.2 above. The basic math for this rate fee is to take $1,103,750 and divide it by 12 months then by 4210.2 ERUs. This comes out to $21.85 per ERU. It is suggested that a $22.00 rate per ERU be applied to ensure coverage of annual costs for the first 5-Years. This could collect $1,111,492.80 per year.

The ERU rates approved by the Stormwater Board and Town Council do not have to be the rates reviewed above. However, a fee larger than the base rate of $8.50 is highly recommended to ensure capital projects can be completed. Bonding and a rate study would provide further recommendations and options for the Town to consider. For the purposes of this rate adjustment study, it is recommended the Town strongly consider the $19.00 or $22.00 rate so all the capital projects proposed can be completed in 20-Years.

4.0 Proposed Projects for 20-Year Plan

A total of 11 capital projects were forwarded for consideration in the 20-year plan. Projects 1 through 4 are anticipated to be completed as soon as possible. These projects were highlighted as the highest need by both Town of Pendleton Staff and in viewing comments from local residents that filled out the online survey.

The other remaining 7 projects outlined are projects that are needed to upgrade the stormwater system within the Town of Pendleton and address long term needs of the public. However, the projects are not as critical as the first 4 listed. Additional projects, not currently considered, may prove needed as the storm system continues to age, development occurs, and rainfall patterns continue to change.

4.1 Project 1- Water St. between Broadway and East St. (Southeast of the Duck Pond)

Project Area 1 has been identified due to significant pooling being reported on Water Street between Broadway Street and East Street. The current stormwater system consists of a 6” line running north from Water Street and west on Hallowell Drive to connect to an 18” trunk line that eventually outfalls to Fall Creek. This trunk line makes an acute angle turn near Falls Park Drive that significantly increases the hydraulic losses for the system. The current 6” pipes do not have capacity to handle the total drainage basin consisting of approximately 12.3 acres.

Figure 6 - Project 1 & 2 Location

Figure 6 shows the recommended improvements and expansion of the pipe system. Proposed pipes ranging from 12" to 24" will be required due to achievable slope in the area, along with approximately 9 storm structures. The stormwater system will be extended west on Water Street to improve the systems reach in the drainage basin. The estimated cost of this improvement is $510,000. The project is currently under design for final engineering construction plans.

4.2 Project Area 2- Water St. and Hallowell Dr.

Project 2 will help extend the reach of Project 1 by extending the stormwater system east down Hallowell Drive and south from Water Street to the depot parking lot. The proposed project will include pipe ranging from 6" to 15" and include approximately 5 inlet structures. Layout of Project 2 can be seen in Figure 6. The estimated cost of this improvement is approximately $315,000 and includes construction contingency. This project is currently under design.

4.3 Project 3- Pendleton Avenue & West Elm St. (Near PNC Bank)

Members of the Town stated that the area in front of the PNC bank accumulates a considerable amount of standing water during rain events. The current stormwater system is inadequate to handle the amount of stormwater required to pass through the system during a typical rain event. There are only a few existing storm structures and the system discharges into a crumbling 18" pipe within the old railroad corridor.

Figure 7 shows the recommended improvements to this stormwater system. Pipes ranging from 12" to 30" need to be installed along with approximately 20 structures to adequately handle the flow. The preliminary cost estimation for the improvements is approximately $1,270,000 and includes budgetary numbers for engineering, a construction contingency and other associated non-construction costs

Figure 7 - Project 3 Location

4.4 Project Area 4- State St., Adams St. and Franklin Street Outlet

Figure 8 - Project 4 Location

Project Area 4 contains a 7.2-acre drainage basin. It is currently served by an undersized stormwater system. The area near the intersection of State Street and Adams Street floods frequently. The current placement of inlet structures and 16" pipe and does not have adequate capacity. The entire drainage basin converges on this intersection as the runoff waits to be outlet into Fall Creek.

Figure 8 shows the recommended expansion of the stormwater system that would extend the reach of the current system to capture flow at an earlier stage and improve the efficiency to the outfall. The new system would include pipes ranging from 18" to 30" with approximately 18 new inlet structures. The preliminary cost estimate for these improvements is approximately $925,000 and includes a construction contingency and budgetary numbers for engineering and other associated non-construction costs.

4.5 Project 5

Project 5 will address an area to the west of Pendleton Elementary School. Flooding has been recorded on South East Street, and in the yards and alleys between South Pearl Street and South East Street. Currently, there is an existing 24" storm sewer that runs down South East Street to the west of the elementary school. This does not adequately address the amount of flow estimated for this area.

It is recommended that storm lines ranging from 12" to 15" be installed along with approximately 7 storm structures. Figure 9 shows the proposed layout of those structures from East Elm Street down the alley until it connects with the existing storm lines that run on South East Street. The preliminary cost estimate for these improvements is approximately $460,000 and includes a construction contingency and budgetary numbers for engineering and other associated non-construction costs.

Figure 9 - Project 5 Location

4.6 Project 6

Project 6 will address an area on East High Street between Pendleton Avenue and East Street that has reported flooding. The existing storm structure system around this area cannot adequately service the amount of flow that is estimated for this basin area.

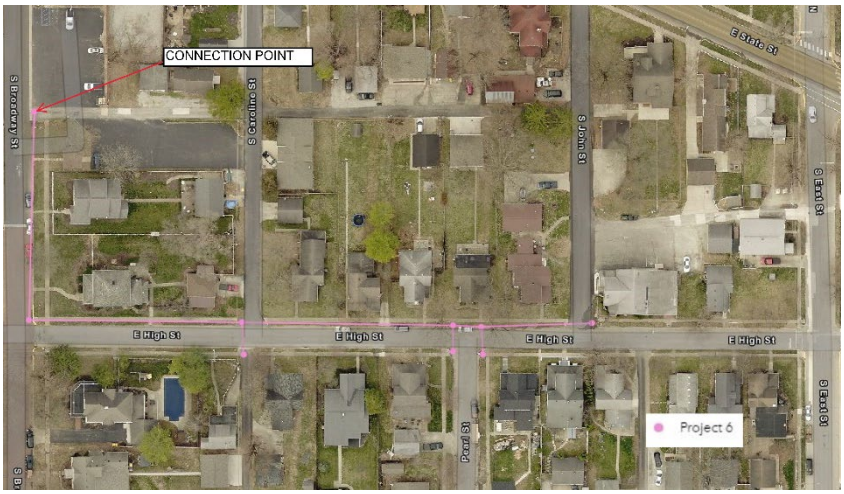

Figure 10 - Project 6 Location

The recommendation for this area would be to install 12" pipe along with approximately 11 structures that would start at John Street and move to Broadway Street, turning north to connect with an existing stormwater system. Figure 10 shows the proposed layout of Project 6. The preliminary cost estimate for these improvements is approximately $895,000 and includes a construction contingency and budgetary numbers for engineering and other associated non-construction costs.

4.7 Project 7 - Broadway St. & State St. (Near Fire Station)

Figure 11 - Project 7 Location

Project Area 2 has been identified by the Town due to the parking lot behind the fire station accumulating up to a few feet of water during rain events. Reportedly this are takes significant time to drain once it gets filled. The current stormwater system consists of an 8" and 12" PVC storm line that collects stormwater from surrounding building roof drains and parking lots. These pipes do not have adequate capacity to handle the flow to them.

As shown in Figure 11, it is recommended that 12", 15" and 24" pipe, along with 3 inlet structures and 8 manholes be installed to increase the flow through this area. The estimated cost for this improvement is approximately $440,000 and includes contingency and budgetary numbers for engineering and other associated non-construction costs.

4.8 Project 8

Project 8 will continue to address the area identified west of Pendleton Elementary focusing on the section of Pearl Street that is south of High Street. Pearl Street currently does not have storm sewer.

Figure 12 shows the proposed piping ranging from 12" to 15" with approximately 12 additional storm structures. This recommendation will help service this area and allow it to tie into the existing storm piping that carries flow to Fall Creek. The preliminary cost estimate for these improvements is approximately $880,000 and includes a construction contingency and budgetary numbers for engineering and other associated non-construction costs.

Figure 12 - Project 8 Location

4.9 Project A - Erosion Control for 2,800 feet of UNT to Fall Creek

Project A is the maintenance of an Unnamed Tributary to Fall Creek (see Figure 13). The tributary has had significant development within its watershed and erosion has started to occur. The project will provide for maintenance to clean out sediment on the lower 1,000 feet near Fall Creek. Grade control structures and other erosion control measures will be installed in the middle 1,900 feet through a highly erodible wooded area. The upper 900 feet runs through Grove Lawn cemetery property. Currently the area is farmed with row crops. A grassed waterway will be installed to lesson erosion through the farmed ground. The preliminary cost estimate for these improvements is approximately $176,500 and includes a construction contingency and budgetary numbers for engineering and other associated non-construction costs.

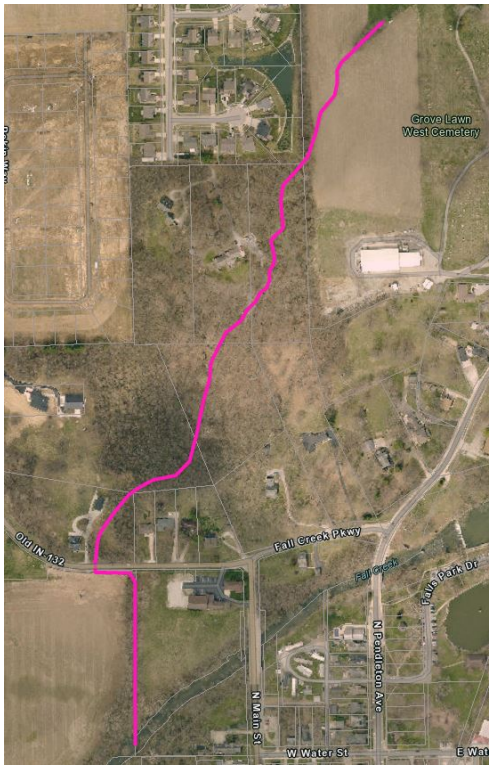

Figure 13 - Project A Location

4.10 Project B - Reconstruction of McCarty Pendleton Regulated Drain

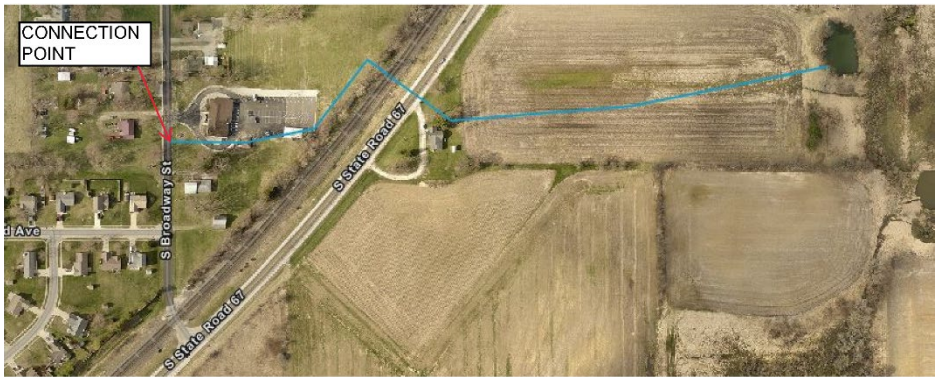

Figure 14 - Project B Location

Project B is the reconstruction of the McCarty Pendleton regulated drain. The reconstruction would take place from Broadway Street East. Agricultural fields east of U.S. 36 flood frequently and take several days to recede.

The current estimated cost opinion for Project B is $446,250. This estimate includes engineering fees and construction contingency. Complicating this project is a jack and bore storm pipe requirement under U.S. 36 and the CSX railroad. Several utilities are likely in conflict with a proposed reconstruction. The project could also serve as a storm sewer outlet for a future improvement to Broadway Street near U.S. 36.

4.11 Project C - Reconstruction of Rosa Frey Regulated Drain

Figure 15 - Project C Location

Project C is the reconstruction of the lower ½ mile of the Rosa Frey regulated drain tile. As noted in Figure 16, the area floods frequently. With continuing development pressures from the east, the Rosa Frey Watershed will need reconstructed to appropriately handle stormwater runoff. The tile system is currently only sized for subsurface drainage and could not be an adequate outlet for a storm sewer system.

The current estimated cost opinion for Project C is $402,000. This estimate includes 2,600 linear feet of HDPE pipe installation as well as periodic manholes for access. The cost estimate includes engineering design fees and a construction contingency.

5.0 Customer Base Analysis

A review of the customer base is shown below. A total of 4,210.2 ERUs for the Town of Pendleton were analyzed. A total of 2,076 parcels have the ERU's applied. This is an average of 2 ERUs per parcel. 1,934 parcels have an ERU of 1. That means 142 parcels have an ERU greater than 1. Those 142 parcels average 16 ERUs and account for 54% of the total ERUs. A breakdown by property code is shown below. Cost analysis within additional sections of Chapter 5 are performed considering a $22 per ERU rate.

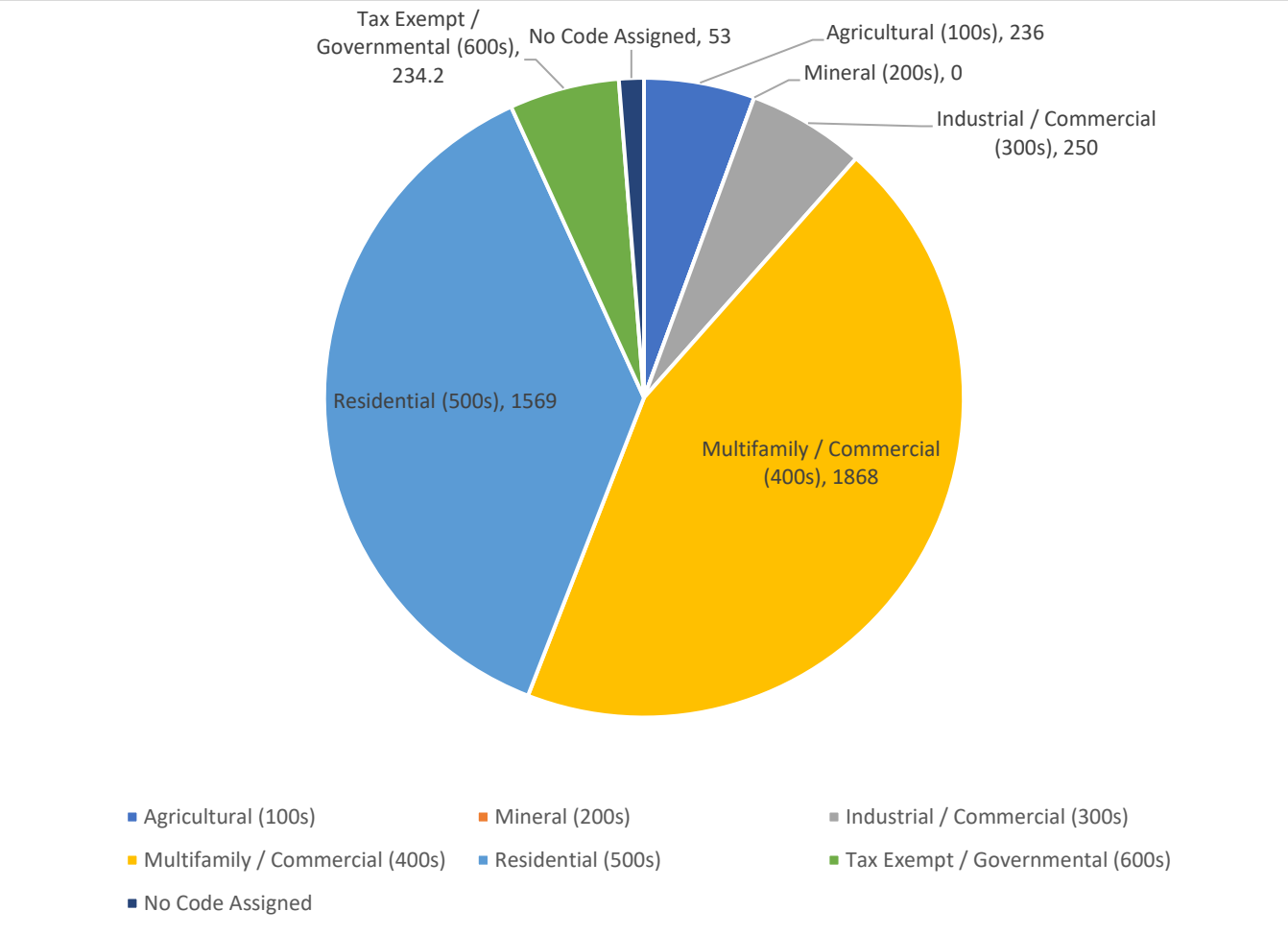

Figure 16 - ERUs per State Property Class

5.1 ERUs for Agricultural Properties (Property Class 100s)

The State of Indiana property class codes list properties in the 100s as agricultural properties. The Town of Pendleton is proposing to place 236 total ERUs on 225 agricultural parcels within the Town limits. That is an average of 1.05 ERU's per parcel. These ERUs would generate $62,304 per year at the $22 ERU monthly rate. This amount corresponds favorably to the $55,000 in anticipated annual maintenance for regulated drains within the Town of Pendleton. Regulated drains and their proper function are the primary economic driver for agricultural commodity crops such as corn and soybeans.

5.2 ERUs for Industrial / Commercial Properties (Property Classes 300s & 400s)

The State of Indiana property class codes list properties in the 300s and 400s as industrial, commercial or multifamily properties. The Town of Pendleton is proposing to place 2118 total ERUs on 201 parcels in these property codes. That is an average of 10.5 ERU's per parcel. These ERUs would generate $559,152 per year at the $22 ERU monthly rate. This would account for approximately 50% of the total collected by the utility. Our study estimated over 8,000,000 square feet of impervious are within these property codes.

5.3 ERUs for Residential Properties (Property Class 500s)

The State of Indiana property class codes list properties in the 500s as residential properties. The Town of Pendleton is proposing to place 1,569 total ERUs on 1,562 parcels in these property codes. That is an average of just over 1 ERU's per parcel. As noted in section 3.2, three parcels within this code range appear to actually be commercial properties. The residential ERUs would generate $414,216 per year at the $22 ERU monthly rate. This would account for approximately 37% of the total collected by the utility.

5.4 ERUs for Tax Exempt / Municipal Properties (Property Class 600s)

The State of Indiana property class codes list properties in the 600s as governmental or tax-exempt properties. The Town of Pendleton is proposing to place 234.2 total ERUs on 81 parcels in these property codes. That is an average of 2.9 ERU's per parcel. These ERUs would generate $61,828.80 per year at the $22 ERU monthly rate. This would account for approximately 5.5% of the total collected by the utility. Our study estimated just under 4,000,000 square feet of impervious are within these property codes, however the reduction to 20% of the ERUs as noted in Section 3.3 decreases the revenue amount from this property class.

5.5 Properties without Property Codes

There are seven parcels within the Town of Pendleton that are proposed to be included as part of the stormwater utility fee. The Town of Pendleton is proposing to place 53 ERUs on these 7 properties. That is an average of 7.6 ERU's per parcel. It is recommended these parcels be reviewed and potentially assigned the appropriate property code. The table below shows the seven owners, parcel number and proposed ERUs. These GIS parcels without listed owners may not be collecting property taxes or may be parcels that should be associated with an adjacent "real" parcel. Further research would be necessary to properly assign these parcels and or impervious area appropriately.

Parcel	Owner	ERUs
48-14-29-900-001.000-012	Unknown	2
48-14-16-600-002.000-013	TOWN OF PENDLETON	39
48-15-24-100-004.000-041	Unknown	1
48-14-21-202-154.000-013	Unknown	1
48-14-21-204-005.000-013	Unknown	7
48-14-21-103-010.000-013	Unknown	1
48-14-21-103-011.000-013	Unknown	2

Table 5.1 List of GIS Parcels without Property Codes Having ERUs Assigned

5.6 High End Users (Any Property Class)

Listed below are "High End Users" regardless of property class. The 28 property owners listed below have ERUs and proposed stormwater utility fees over $5,000 per year when using a $22/ERU monthly rate. Approximately $435,230 would be collected from these high end users. This would total just over 39% of the total fee collected at $22 per ERU.

Owner	ERUs	Monthly $$	Yearly $$
TRACTOR SUPPLY CO	421	$9,262.00	$111,144.00
PERFORMANCE SERVICES REAL ESTATE 5 LLC	100	$2,200.00	$26,400.00
SOUTH MADISON COMMUNITY SCHOOL CORP	95.8	$2,107.60	$25,291.20
PENDLETON MANUFACTURED HOUSING	95	$2,090.00	$25,080.00
FILBRUN JOHN I & M JEANNE TRUST	82	$1,804.00	$21,648.00
NNN PENDLETON IN OWNER LP	75	$1,650.00	$19,800.00
HAMILTON STATION APARTMENTS LLC	71	$1,562.00	$18,744.00
LINEAGE MASTER RE 3 LLC	62	$1,364.00	$16,368.00
FALLS PARK PLAZA II LLC	58	$1,276.00	$15,312.00
TOWN OF PENDLETON	57.2	$1,258.40	$15,100.80
RAWLINS HOUSE PROPERTY LLC	49	$1,078.00	$12,936.00
PINE LAKE INDY LLC 1/2 & JULIE M MALT 1/2 T-C	44	$968.00	$11,616.00
PIONEER TRACE PHASE ONE LLC	40	$880.00	$10,560.00
GVPROP LLC	39	$858.00	$10,296.00
TSCO LLC	36	$792.00	$9,504.00
SPIRITUAL ENTERPRISE IV LLC	34.4	$756.80	$9,081.60
BANE-MALCHOW-WELKER PROPERTY MANAGEMENT LLC	34	$748.00	$8,976.00
SOLO PARTNERS	33	$726.00	$8,712.00
CATALYST CHURCH OF GOD INC	32	$704.00	$8,448.00
FALLS PARK BUILDING CORP	23.2	$510.40	$6,124.80
BROWN BRIAN L & ANGELA L	23	$506.00	$6,072.00
GARDNER LELAND & MERAB REVOC LIVING T/R	23	$506.00	$6,072.00
RING INVESTMENTS	22	$484.00	$5,808.00
STAYLOCK STORAGE IN LLC	22	$484.00	$5,808.00
HUNTZINGER SHOPPES LLC	20	$440.00	$5,280.00
MC DONALDS CORP	19	$418.00	$5,016.00
PENDLETON BANKING CO CHARLES CLEVENGER TRUST	19	$418.00	$5,016.00
SPEEDWAY LLC	19	$418.00	$5,016.00
Totals	1648.6	$36,269.20	$435,230.40

Table 5.2 High End Users

Appendices

Appendix A – Project Estimates

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 1 Capital Projects					
NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	QTY	TOTAL
1	Construction Engineering	EACH	$14,050.00	1	$14,050.00
2	Mobilization and Demobilization	EACH	$23,450.00	1	$23,450.00
3	Excavation, Common	CYS	$40.00	175	$7,000.00
4	Excavation, Rock	CYS	$200.00	100	$20,000.00
5	Milling, Asphalt, 2 IN.	SYS	$3.00	2335	$7,005.00
6	Concrete, Remove	SYS	$17.00	1020	$17,340.00
7	Curb & Gutter, Remove	LFT	$17.00	1510	$25,670.00
8	Catch Basin & Casting Removal	EACH	$1,100.00	2	$2,200.00
9	Casting, Adjust to Grade	EACH	$750.00	1	$750.00
10	Topsoil	CYS	$20.00	500	$10,000.00
11	Structure Backfill, Type 1	CYS	$40.00	410	$16,400.00
12	Compacted Aggregate No. 53	TON	$33.00	580	$19,140.00
13	Asphalt for Tack Coat	TON	$550.00	1	$550.00
14	QC/QA-HMA, 3, 70, Surface, 9.5 mm	TON	$110.00	257	$28,270.00
15	QC/QA-HMA, 3, 64, Intermediate, 19.0 mm	TON	$84.00	55	$4,620.00
16	Curb and Gutter, Concrete, Modified	LFT	$25.00	1980	$49,500.00
17	PCCP for Approaches, 6 IN.	SYS	$110.00	265	$29,150.00
18	Concrete Sidewalk	SYS	$70.00	840	$58,800.00
19	Curb Ramp, Concrete	SYS	$175.00	80	$14,000.00
20	Pipe, Type 2, Circular, 12 IN.	LFT	$65.00	19	$1,235.00
21	Pipe, Type 2, Circular, 15 IN.	LFT	$70.00	57	$3,990.00
22	Pipe, Type 2, Circular, 18 IN.	LFT	$85.00	337	$28,645.00
23	Pipe, Type 2, Circular, 24 IN.	LFT	$100.00	539	$53,900.00
24	Manhole, C4	EACH	$3,500.00	6	$21,000.00
25	Manhole, K4	EACH	$3,500.00	1	$3,500.00
26	Catch Basin, K10	EACH	$3,300.00	2	$6,600.00
27	6" Storm Lateral w/ Inserta Tee & Location Wire, 10 GA.	LFT	$100.00	160	$16,000.00
28	Lateral Marker Rod	EACH	$50.00	9	$450.00
29	Pipe Ductile Iron, 6 IN.	LFT	$66.00	18	$1,188.00
30	Pipe Ductile Iron, 8 IN.	LFT	$66.00	18	$1,188.00
31	Harvey Adapter	EACH	$250.00	4	$1,000.00
32	Sign, Sheet, with Legend, 0.080 IN.	SFT	$20.00	10	$200.00
33	Sign, Double-Faced, Sheet, with Legend, 0.080 IN.	SFT	$40.00	10	$400.00
34	Sign Post, Square Type 1 Unreinforced Anchor Base	LFT	$20.00	40	$800.00
35	Sign, Sheet, Assembly Relocate	EACH	$150.00	9	$1,350.00
36	Temporary Erosion & Sediment Control	EACH	$4,750.00	1	$4,750.00
37	Maintaining Traffic	EACH	$7,700.00	1	$7,700.00
38	Manhole, Remove	EACH	$500.00	1	$500.00
39	Tree, 10 IN., Remove	EACH	$600.00	1	$600.00
40	Tree, 18 IN., Remove	EACH	$1,000.00	4	$4,000.00
41	Stump, Remove	EACH	$300.00	1	$300.00
43	Pipe End Section, Diameter 15 IN.	EACH	$1,100.00	1	$1,100.00
				TOTAL PROJECT COST	$508,291.00

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 2 Capital Projects					
NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	QTY	TOTAL
1	Construction Engineering	LS	$6,900	1	$6,900
2	Mobilization and Demobilization	LS	$8,100	1	$8,100
3	Clearing Right of Way	LS	$1,800	1	$1,800
4	Clearing and Grubbing	LS	$3,500	1	$3,500
5	Sidewalk Concrete, Remove	SYS	$10	18	$180
6	Boulder, Remove & Relocate	EACH	$50	26	$1,300
7	Curb, Remove	LFT	$13	45	$585
8	Excavation, Common	CYS	$30	750	$22,500
9	Compacted Aggregate No. 53	TON	$35	1062	$37,170
10	Tack Coat	TON	$500	1	$500
11	HMA, 3, 64, Surface, 9.5 mm	TON	$100	188	$18,800
12	HMA, 3, 64, Intermediate, 19.0 mm	TON	$76	281	$21,356
13	PCCP for Approaches, 6 IN.	SYS	$10	128	$1,280
14	6 IN. Standing Curb	LFT	$20	1060	$21,200
15	Sidewalk, Concrete	SYS	$50	222	$11,100
16	Curb Ramp, Concrete	SYS	$165	36	$5,940
17	Detectable Warning Surfaces	SYS	$225	7	$1,575
18	Concrete Collar	EACH	$250	3	$750
19	Pipe, Type 4, Circular, 6 IN.	LFT	$8	120	$960
20	Pipe, Type 2, Circular, 12 IN.	LFT	$80	148	$11,840
21	Pipe, Type 2, Circular, 15 IN.	LFT	$100	375	$37,500
22	Catch Basin, Type A with Casting	EACH	$2,400	3	$7,200
23	Manhole, C4	EACH	$4,000	1	$4,000
24	Casting, 4, Furnish and Adjust to Grade	EACH	$1,500	1	$1,500
25	Aggregate for Underdrains	CYS	$50	13	$650
26	Geotextiles for Underdrains	SYS	$2	130	$260
27	Sign, Sheet, with Legend, 0.080 IN.	SFT	$14	36	$504
28	Sign Post, Square Type 1 Unreinforced Anchor Base	LFT	$18	60	$1,050
29	Line, Paint, Solid, White, 4 IN.	LFT	$1	726	$726
30	Line, Paint, Solid, Blue, 4 IN.	LFT	$1	70	$70
31	Transverse Marking, Paint, Crosshatch Line, White, 8 IN.	LFT	$2	31	$62
32	Transverse Marking, Paint, Crosshatch Line, Blue, 8 IN.		$2	69	$138
33	Transverse Marking, Thermoplastic, Crosswalk Line, White, 8 IN.	LFT	$2	40	$80
34	Transverse Marking, Thermoplastic, Stop Line, White, 24 IN.	LFT	$5	27	$135
35	Pavement Message Marking, Paint, Handicap Symbol	EACH	$150	3	$450
36	Pavement Message Marking, Paint, Lane Indication Arrow	EACH	$90	5	$450
37	Planting Bed Mulch	SYS	$5	387	$1,935
38	Planting Bed Fabric	SYS	$3	387	$1,161
39	Plant, Groundcover	EACH	$5	1447	$6,512
40	Plant, Deciduous, 18 IN. to 24 IN.	EACH	$55	87	$4,785
41	Plant, Deciduous Tree, Single Stem, 1.25 IN. to 2 IN.	EACH	$250	24	$6,000
42	Temporary Erosion & Sediment Control	LS	$3,500	1	$3,500
43	Mulched Seeding T, Conventional Mix	SYS	$1	140	$140
44	Temporary Silt Fence	LFT	$2	1387	$2,081
45	Temporary Check Dam, Revetment Rip Rap	TON	$55	5	$275
46	Temporary Geotextile	SYS	$3	25	$75
47	Temporary Inlet Protection	EACH	$70	9	$630
48	Temporary Inlet Protection (Curb Inlet Basket)	EACH	$250	1	$250
49	Fertilizer	TON	$660	1	$660
50	Seed Mixture U	LBS	$0	131	$39
51	Mulching Material	TON	$350	2	$700
52	Riprap, Revetment	TON	$60	2	$120
53	Construction Contingency @ 20%	LS	$52,500	1	$52,500
				TOTAL PROJECT COST	$313,473

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 3 Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
1	Storm Sewer, RCP, 30"	LF	$180	1950	$351,000
2	Storm Sewer, RCP, 24"	LF	$160	360	$57,600
3	Storm Sewer, RCP, 18"	LF	$140	375	$52,500
4	Storm Sewer, RCP, 12"	LF	$100	160	$16,000
5	Large Storm Manhole Installation	EA	$9,000	4	$36,000
6	Standard Storm Manhole Installation	EA	$6,000	7	$42,000
7	Storm Inlet, Installation	EA	$3,000	9	$27,000
8	Reconnect Existing Storm	LS	$4,000	1	$4,000
9	Asphalt Road Repair, Type A, 9" Thick	Tons	$125	510	$63,750
10	Concrete Drive Repair, 6" Thick	SYS	$125	150	$18,750
11	Asphalt Drive Repair	SYS	$100	70	$7,000
12	Concrete Sidewalk Remove & Replace	SF	$25	1000	$25,000
13	Curb and Gutter Remove and Replace	LF	$50	550	$27,500
14	Erosion Control	LS	$7,500	1	$7,500
15	Utility Relocation	LS	$10,000	1	$10,000
16	Site Restoration @ min. 3%	LS	$25,000	1	$25,000
17	Maintenance of Traffic @ min. 2%	LS	$15,000	1	$15,000
18	Mobilization/Demobilization @min. 5%	LS	$40,000	1	$40,000
19	Construction Contingency @ 20%	LS	$150,000	1	$150,000
			SUB-TOTAL (*for all construction items*)		*$975,600*
20	Non-Construction Costs @ 30%	LS	$290,000	1	$290,000
				TOTAL PROJECT COST	**$1,265,600**

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 4 Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
1	Storm Sewer, RCP, 24"	LF	$160	500	$80,000
2	Storm Sewer, RCP, 18"	LF	$140	500	$70,000
3	Storm Sewer, 30" Jack & Bore	LF	$900	100	$90,000
4	Standard Storm Manhole Installation	EA	$6,000	16	$96,000
5	Large Storm Manhole Installation	EA	$9,000	2	$18,000
6	Storm Inlet, Installation	EA	$3,000	16	$48,000
7	Connect Existing Storm	LS	$3,500	1	$3,500
8	Asphalt Road Repair, Type A, 9" Thick	Tons	$125	525	$65,625
9	Concrete Drive Repair, 6" Thick	SYS	$125	50	$6,250
10	Asphalt Drive Repair	SYS	$100	50	$5,000
11	Concrete Sidewalk Remove & Replace	SF	$25	1300	$32,500
12	Curb and Gutter Remove and Replace	LF	$60	500	$30,000
13	Erosion Control	LS	$5,000	1	$5,000
14	Utility Relocation	LS	$10,000	1	$10,000
15	Site Restoration @ min. 3%	LS	$17,500	1	$17,500
16	Maintenance of Traffic @ min. 2%	LS	$15,000	1	$15,000
17	Mobilization/Demobilization @min. 5%	LS	$30,000	1	$30,000
18	Construction Contingency @ 20%	LS	$115,000	1	$115,000
			SUB-TOTAL (*for all construction items*)		*$737,375*
19	Non-Construction Costs @ 25%	LS	$185,000	1	$185,000
				TOTAL PROJECT COST	**$922,375**

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 5 Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
1	Storm Sewer, RCP, 15"	LF	$130	175	$22,750
2	Storm Sewer, RCP, 12"	LF	$100	700	$70,000
3	Standard Storm Manhole Installation	EA	$6,000	3	$18,000
4	Large Storm Manhole Installation	EA	$9,000	1	$9,000
5	Storm Inlet, Installation	EA	$3,000	5	$15,000
6	Reconnect Existing Storm	LS	$5,000	1	$5,000
7	Asphalt Road Repair, Type A, 9" Thick	Tons	$125	930	$116,250
8	Curb and Gutter Remove and Replace	LF	$75	40	$3,000
9	Erosion Control	LS	$4,000	1	$4,000
10	Utility Relocation	LS	$15,000	1	$15,000
11	Site Restoration @ min. 3%	LS	$8,500	1	$8,500
12	Maintenance of Traffic @ min. 2%	LS	$6,000	1	$6,000
13	Mobilization/Demobilization @min. 5%	LS	$14,000	1	$14,000
14	Construction Contingency @ 20%	LS	$56,000	1	$56,000
			SUB-TOTAL (*for all construction items*)		*$362,500*
15	Non-Construction Costs @ 25%	LS	$95,000	1	$95,000
				TOTAL PROJECT COST	**$457,500**

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 6 Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
1	Storm Sewer, RCP, 12"	LF	$100	850	$85,000
2	Standard Storm Manhole Installation	EA	$6,000	1	$6,000
3	Storm Inlet, Installation	EA	$3,000	10	$30,000
4	Reconnect Existing Storm	LS	$3,000	1	$3,000
5	Asphalt Road Repair, Type A, 9" Thick	Tons	$125	910	$113,750
6	Curb and Gutter Remove and Replace	LF	$75	1500	$112,500
7	Concrete Sidewalk Remove & Replace	SF	$25	6000	$150,000
8	Concrete Drive Repair, 6" Thick	SYS	$125	50	$6,250
9	ADA Ramps	EA	$2,500	8	$20,000
10	Erosion Control	LS	$4,000	1	$4,000
11	Utility Relocation	LS	$15,000	1	$15,000
12	Site Restoration @ min. 3%	LS	$17,500	1	$17,500
13	Maintenance of Traffic @ min. 2%	LS	$11,500	1	$11,500
14	Mobilization/Demobilization @min. 5%	LS	$30,000	1	$30,000
15	Construction Contingency @ 20%	LS	$110,000	1	$110,000
			SUB-TOTAL (*for all construction items*)		*$714,500*
16	Non-Construction Costs @ 25%	LS	$180,000	1	$180,000
				TOTAL PROJECT COST	**$894,500**

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 7 Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
1	Storm Sewer, RCP, 15"	LF	$130	270	$35,100
2	Storm Sewer, RCP, 12"	LF	$100	100	$10,000
3	Storm Sewer, RCP, 24"	LF	$160	360	$57,600
4	Standard Storm Manhole Installation	EA	$6,000	8	$48,000
5	Storm Inlet, Installation	EA	$3,000	3	$9,000
6	Reconnect Existing Storm	LS	$3,000	1	$3,000
7	Asphalt Road Repair, Type A, 9" Thick	Tons	$125	400	$50,000
8	Concrete Drive Repair, 6" Thick	SYS	$125	50	$6,250
9	Concrete Sidewalk Remove & Replace	SF	$25	400	$10,000
10	Curb and Gutter Remove and Replace	LF	$50	230	$11,500
11	Erosion Control	LS	$4,000	1	$4,000
12	Utility Relocation	LS	$10,000	1	$10,000
13	Site Restoration @ min. 3%	LS	$8,000	1	$8,000
14	Maintenance of Traffic @ min. 2%	LS	$7,500	1	$7,500
15	Mobilization/Demobilization @min. 5%	LS	$15,000	1	$15,000
16	Construction Contingency @ 20%	LS	$55,000	1	$55,000
			SUB-TOTAL (*for all construction items*)		*$339,950*
17	Non-Construction Costs @ 30%	LS	$100,000	1	$100,000
				TOTAL PROJECT COST	**$439,950**

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project 8 Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
1	Storm Sewer, RCP, 12"	LF	$100	200	$20,000
2	Storm Sewer, RCP, 15"	LF	$130	900	$117,000
3	Standard Storm Manhole Installation	EA	$6,000	4	$24,000
4	Storm Inlet, Installation	EA	$3,000	8	$24,000
5	Reconnect Existing Storm	LS	$3,000	1	$3,000
6	Asphalt Road Repair, Type A, 9" Thick	Tons	$125	1400	$175,000
7	Curb and Gutter Remove and Replace	LF	$50	2000	$100,000
8	Concrete Drive Repair, 6" Thick	SYS	$125	350	$43,750
9	ADA Ramps	EA	$2,500	4	$10,000
10	Erosion Control	LS	$4,000	1	$4,000
11	Utility Relocation	LS	$15,000	1	$15,000
12	Site Restoration @ min. 3%	LS	$17,500	1	$17,500
13	Maintenance of Traffic @ min. 2%	LS	$11,500	1	$11,500
14	Mobilization/Demobilization @min. 5%	LS	$30,000	1	$30,000
15	Construction Contingency @ 20%	LS	$110,000	1	$110,000
			SUB-TOTAL (*for all construction items*)		*$704,750*
16	Non-Construction Costs @ 25%	LS	$175,000	1	$175,000
				TOTAL PROJECT COST	**$879,750**

TOWN OF PENDLETON
Engineers' Preliminary Opinion of Probable Cost
Project A
Capital Projects

NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	QTY	TOTAL
1	Grade Control Structures	EA	$3,500	8	$28,000
2	Sediment Removal	LF	$8	1000	$7,500
3	Grassed Waterway	LF	$45	900	$40,500
4	Tile	LF	$20	900	$18,000
5	Culverts	LF	$50	80	$4,000
6	Drives Over Culverts	EA	$2,000	2	$4,000
11	Erosion Control	LS	$4,000	1	$4,000
12	Utility Relocation	LS	$1,500	1	$1,500
13	Site Restoration @ min. 3%	LS	$3,500	1	$3,500
14	Maintenance of Traffic @ min. 2%	LS	$2,500	1	$2,500
15	Mobilization/Demobilization @min. 5%	LS	$5,500	1	$5,500
16	Construction Contingency @ 20%	LS	$22,500	1	$22,500
			SUB-TOTAL (*for all construction items*)		*$141,500*
17	Non-Construction Costs @ 25%	LS	$35,000	1	$35,000
				TOTAL PROJECT COST	**$176,500**

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project B Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
1	HDPE Tile, 12"	LF	$40	1100	$44,000
2	HDPE Tile, 18"	LF	$55	600	$33,000
3	Storm Sewer, 18" Jack & Bore	LF	$700	200	$140,000
4	Standard Storm Manhole Installation	EA	$6,000	3	$18,000
5	Concrete Drive Repair, 6" Thick	SYS	$125	150	$18,750
6	Erosion Control	LS	$4,000	1	$4,000
7	Utility Relocation	LS	$15,000	1	$15,000
8	Site Restoration @ min. 3%	LS	$8,500	1	$8,500
9	Maintenance of Traffic @ min. 2%	LS	$5,500	1	$5,500
10	Mobilization/Demobilization @min. 5%	LS	$14,500	1	$14,500
11	Construction Contingency @ 20%	LS	$55,000	1	$55,000
			SUB-TOTAL (*for all construction items*)		*$356,250*
12	Non-Construction Costs @ 25%	LS	$90,000	1	$90,000
				TOTAL PROJECT COST	**$446,250**

TOWN OF PENDLETON Engineers' Preliminary Opinion of Probable Cost Project C Capital Projects					
NO.	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**QTY**	**TOTAL**
	HDPE Tile, 24"	LF	$65	1000	$65,000
5	HDPE Tile, 30"	LF	$80	1600	$128,000
7	Standard Storm Manhole Installation	EA	$6,000	3	$18,000
9	Asphalt Road Repair, Type A, 9" Thick	Tons	$125	175	$21,875
11	Erosion Control	LS	$4,000	1	$4,000
12	Utility Relocation	LS	$7,500	1	$7,500
13	Site Restoration @ min. 3%	LS	$7,500	1	$7,500
14	Maintenance of Traffic @ min. 2%	LS	$5,000	1	$5,000
15	Mobilization/Demobilization @min. 5%	LS	$15,000	1	$15,000
16	Construction Contingency @ 20%	LS	$50,000	1	$50,000
			SUB-TOTAL (*for all construction items*)		*$321,875*
17	Non-Construction Costs @ 25%	LS	$80,000	1	$80,000
				TOTAL PROJECT COST	**$401,875**

Purpose

The *50 IAC 26 Computer Standards for a Uniform and Common Property Tax Management System* refers to the Property Tax Management System Code List Manual which provides a comprehensive code list for the property tax management system. The Property Tax Management System Code List Manual encompasses codes required for data submission to the Department of Local Government Finance (DLGF) and Legislative Services Agency (LSA) by local governments for property tax management datasets.

Code lists are provided in numeric order and may be updated periodically to meet legislative and/or agency rule requirements.

Code List Instructions

The following rules apply to all code lists:

1. All numeric fields must have leading zeros if field value does not utilize all available spaces.
2. When capturing data as designated by a code list, the item must adhere to the designated code list.
3. Alpha characters must be capitalized.

If a county needs a code list to be modified they must notify the DLGF and LSA for consideration.

Code List 1 - Property Class Codes

Applied to the following fields for data submission to DLGF and LSA:
PARCEL table Property Class Code field

CODE	VALUE
100	AGRICULTURAL - VACANT LAND
101	AGRICULTURAL - CASH GRAIN/GENERAL FARM
102	AGRICULTURAL - LIVESTOCK OTHER THAN DAIRY OR POULTRY
103	AGRICULTURAL - DAIRY FARM
104	AGRICULTURAL - POULTRY FARM
105	AGRICULTURAL - FRUIT & NUT FARM
106	AGRICULTURAL - VEGETABLE FARM
107	AGRICULTURAL - TOBACCO FARM
108	AGRICULTURAL - NURSERY
109	AGRICULTURAL - GREENHOUSES
110	AGRICULTURAL - HOG FARM
111	AGRICULTURAL - BEEF FARM
120	AGRICULTURAL - TIMBER
141	AGRICULTURAL LAND WITH MOBILE HOME
149	AGRICULTURAL LAND WITH PP MOBILE HOME
198	AGRICULTURAL BUILD LEASE LAND
199	AGRICULTURAL - OTHER AGRICULTURAL USE
200	MINERAL
300	INDUSTRIAL VACANT LAND
309	PARCEL CLASSIFIED AS VACANT BUT IS PART OF THE SUPPORT LAND FOR ANOTHER PARCEL
310	INDUSTRIAL FOOD & DRINK
320	INDUSTRIAL FOUNDRIES & HEAVY MANUFACTURING
330	INDUSTRIAL MEDIUM MANUFACTURING & ASSEMBLY
340	INDUSTRIAL LIGHT MANUFACTURING & ASSEMBLY

CODE	VALUE
345	INDUSTRIAL OFFICE
346	INDUSTRIAL RESEARCH AND DEVELOPMENT FACILITY
350	INDUSTRIAL WAREHOUSE
360	INDUSTRIAL TRUCK TERMINALS
370	INDUSTRIAL SMALL SHOPS
380	INDUSTRIAL MINES AND QUARRIES
385	INDUSTRIAL LANDFILL
390	INDUSTRIAL GRAIN ELEVATORS
398	INDUSTRIAL BUILDING ON LEASED LAND
399	INDUSTRIAL OTHER STRUCTURES
400	COMMERCIAL VACANT LAND
401	COMMERCIAL 4-19 FAMILY APARTMENTS
402	COMMERCIAL 20-39 FAMILY APARTMENTS
403	COMMERCIAL 40 OR MORE FAMILY APARTMENTS
409	COMMERCIAL PARCEL CLASSIFIED AS VACANT BUT IS PART OF THE SUPPORT LAND FOR ANOTHER PARCEL
410	COMMERCIAL MOTELS OR TOURIST CABINS
411	COMMERCIAL HOTELS
412	COMMERCIAL NURSING HOMES & HOSPITALS
415	COMMERCIAL MOBILE HOME PARKS
416	COMMERCIAL CAMP GROUNDS
419	COMMERCIAL OTHER HOUSING
420	COMMERCIAL SMALL RETAIL
421	COMMERCIAL SUPERMARKETS
422	COMMERCIAL DISCOUNT & JUNIOR DEPARTMENT STORES
424	COMMERCIAL FULL LINE DEPARTMENT STORES
425	COMMERCIAL NEIGHBORHOOD SHOPPING CENTER
426	COMMERCIAL COMMUNITY SHOPPING CENTER
427	COMMERCIAL REGIONAL SHOPPING CENTER
428	COMMERCIAL CONVENIENCE MARKET
429	COMMERCIAL OTHER RETAIL STRUCTURES
430	COMMERCIAL RESTAURANT, CAFÉ, OR BAR
431	COMMERCIAL FRANCHISE-TYPE RESTAURANT
435	COMMERCIAL DRIVE-IN RESTAURANT
439	COMMERCIAL OTHER FOOD SERVICE
440	COMMERCIAL DRY CLEAN PLANT OR LAUNDRY
441	COMMERCIAL FUNERAL HOME
442	COMMERCIAL MEDICAL CLINIC OR OFFICES
443	COMMERCIAL DRIVE-UP / WALK-UP BANK ONLY
444	COMMERCIAL FULL SERVICE BANKS
445	COMMERCIAL SAVINGS AND LOANS
447	COMMERCIAL OFFICE BUILDING 1 OR 2 STORY
448	COMMERCIAL OFFICE O/T 47 WALK-UP
449	COMMERCIAL OFFICE O/T 47 ELEVATOR
450	COMMERCIAL CONVENIENCE MARKET WITH GASOLINE SALES
451	COMMERCIAL CONVENIENCE MARKET / FRANCHISE-TYPE RESTAURANT WITH GASOLINE SALES
452	COMMERCIAL AUTO SERVICE STATION
453	COMMERCIAL CAR WASHES
454	COMMERCIAL AUTO SALES & SERVICE
455	COMMERCIAL GARAGE
456	COMMERCIAL PARKING LOT OR STRUCTURE
460	COMMERCIAL THEATERS

CODE	VALUE
461	COMMERCIAL DRIVE-IN THEATERS
462	GOLF RANGE OR MINIATURE COURSE
463	COMMERCIAL GOLF COURSE
464	COMMERCIAL BOWLING ALLEY
465	COMMERCIAL LODGE HALL OR AMUSEMENT PARK
466	COMMERCIAL AMUSEMENT PARK
467	COMMERCIAL HEALTH CLUB
468	COMMERCIAL ICE RINK
469	COMMERCIAL RIVERBOAT GAMING RESORT
480	COMMERCIAL WAREHOUSE
481	COMMERCIAL MINI-WAREHOUSE
482	COMMERCIAL TRUCK TERMINALS
490	COMMERCIAL MARINE SERVICE FACILITY
495	COMMERCIAL MARINA
496	COMMERCIAL MARINA - SMALL BOATS
498	COMMERCIAL BUILDING ON LEASED LAND
499	COMMERCIAL OTHER STRUCTURE
500	RESIDENTIAL VACANT PLATTED LOT
501	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES
502	RESIDENTIAL VACANT UNPLATTED LAND OF 10-19.99 ACRES
503	RESIDENTIAL VACANT UNPLATTED LAND OF 20-29.99 ACRES
504	RESIDENTIAL VACANT UNPLATTED LAND OF 30-39.99 ACRES
505	RESIDENTIAL VACANT UNPLATTED LAND OF 40 OR MORE ACRES
509	RESIDENTIAL PARCEL CLASSIFIED AS VACANT BUT IS PART OF THE SUPPORT LAND FOR ANOTHER PARCEL
510	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
511	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
512	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 10-19.99 ACRES
513	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 20-29.99 ACRES
514	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 30-39.99 ACRES
515	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
520	RESIDENTIAL TWO FAMILY DWELLING ON A PLATTED LOT
521	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
522	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 10-19.99 ACRES
523	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 20-29.99 ACRES
524	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 30-39.99 ACRES
525	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
530	RESIDENTIAL THREE FAMILY DWELLING ON A PLATTED LOT
531	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
532	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 10-19.99 ACRES
533	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 20-29.99 ACRES
534	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 30-39.99 ACRES
535	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
540	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
541	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
542	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON UNPLATTED LAND OF 10-19.99 ACRES
543	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON

CODE	VALUE
	UNPLATTED LAND OF 20-29.99 ACRES
544	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON UNPLATTED LAND OF 30-39.99 ACRES
545	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
550	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON A PLATTED LOT
551	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
552	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON UNPLATTED LAND OF 10-19.99 ACRES
553	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON UNPLATTED LAND OF 20-29.99 ACRES
554	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON UNPLATTED LAND OF 30-39.99 ACRES
555	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
556	RESIDENTIAL CONDOMINIUMS
557	RESIDENTIAL CONDOMINIUMS COMMON AREAS
558	RESIDENTIAL CONDOMINIUMS MASTER CARD
590	RESIDENTIAL PP MOBILE HOME (PLAT)
591	RESIDENTIAL PP MOBILE HOME (NO PLAT)
598	RESIDENTIAL ON LEASED LAND
599	RESIDENTIAL OTHER STRUCTURES
600	EXEMPT PROPERTY OWNED BY THE UNITED STATES OF AMERICA
610	EXEMPT PROPERTY OWNED BY THE STATE OF INDIANA
620	EXEMPT PROPERTY OWNED BY A COUNTY
621	EXEMPT PROPERTY CERTIFIED FOR TREASURER'S SALE
622	EXEMPT PROPERTY HELD FOR RESALE
630	EXEMPT PROPERTY OWNED BY A TOWNSHIP
640	EXEMPT PROPERTY OWNED BY A MUNICIPALITY
645	EXEMPT PROPERTY OWNED BY A MUNICIPAL HOUSING AUTHORITY
650	EXEMPT PROPERTY OWNED BY A BOARD OF EDUCATION
660	EXEMPT PROPERTY OWNED BY A PARK DISTRICT
661	EXEMPT PROPERTY OWNED BY A CONSERVANCY DISTRICT
662	EXEMPT PROPERTY OWNED BY A SANITARY DISTRICT
665	EXEMPT PROPERTY OWNED BY A PUBLIC LIBRARY
669	OTHER EXEMPT PROPERTY OWNED BY A GOVERNMENTAL UNIT
670	EXEMPT PROPERTY OWNED BY A PRIVATE ACADEMY OR COLLEGE
680	EXEMPT PROPERTY OWNED BY A CHARITABLE ORG THAT IS GRANTED AN EXEMPTION
685	EXEMPT PROPERTY OWNED BY A RELIGIOUS ORG THAT IS GRANTED AN EXEMPTION
686	CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION
690	EXEMPT PROPERTY OWNED BY A CEMETERY ORG THAT IS GRANTED AN EXEMPTION
699	OTHER EXEMPT PROPERTY OWNED BY AN ORG THAT IS GRANTED AN EXEMPTION
800	LOCALLY ASSESSED VACANT UTILITY LAND-COMMERCIAL
805	LOCALLY ASSESSED VACANT UTILITY LAND-INDUSTRIAL
810	LOCALLY ASSESSED PROPERTY OWNED BY A BUS COMPANY-COMMERCIAL
811	STATE ASSESSED PROPERTY OWNED BY A BUS COMPANY
815	LOCALLY ASSESSED PROPERTY OWNED BY A BUS COMPANY-INDUSTRIAL
820	LOCALLY ASSESSED PROPERTY OWNED BY A LIGHT, HEAT, OR POWER COMPANY-

CODE	VALUE
	COMMERCIAL
821	STATE ASSESSED PROPERTY OWNED BY A LIGHT, HEAT, OR POWER COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE LIGHT, HEAT, OR POWER CO
825	LOCALLY ASSESSED PROPERTY OWNED BY A LIGHT, HEAT, OR POWER COMPANY-INDUSTRIAL
830	LOCALLY ASSESSED PROPERTY OWNED BY A PIPELINE COMPANY-COMMERCIAL
831	STATE ASSESSED PROPERTY OWNED BY A PIPELINE COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE DISTRIBUTION SYSTEM
835	LOCALLY ASSESSED PROPERTY OWNED BY A PIPELINE COMPANY-INDUSTRIAL
840	LOCALLY ASSESSED PROPERTY OWNED BY A RAILROAD COMPANY-COMMERCIAL
841	STATE ASSESSED OPERATING PROPERTY OWNED BY A RAILROAD COMPANY
845	LOCALLY ASSESSED PROPERTY OWNED BY A RAILROAD COMPANY-INDUSTRIAL
850	LOCALLY ASSESSED PROPERTY OWNED BY A SEWAGE COMPANY-COMMERCIAL
851	STATE ASSESSED PROPERTY OWNED BY A SEWAGE COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE COLLECTION SYSTEM
855	LOCALLY ASSESSED PROPERTY OWNED BY A SEWAGE COMPANY-INDUSTRIAL
860	LOCALLY ASSESSED PROPERTY OWNED BY A TELEPHONE, TELEGRAPH, OR CABLE COMPANY-COMMERCIAL
861	STATE ASSESSED PROPERTY OWNED BY A TELEPHONE, TELEGRAPH, OR CABLE COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE DISTRIBUTION SYSTEM
865	LOCALLY ASSESSED PROPERTY OWNED BY A TELEPHONE, TELEGRAPH, OR CABLE COMPANY-INDUSTRIAL
870	LOCALLY ASSESSED PROPERTY OWNED BY A WATER DISTRIBUTION COMPANY-COMMERCIAL
871	STATE ASSESSED PROPERTY OWNED BY A WATER DISTRIBUTION COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE DISTRIBUTION SYSTEM
875	LOCALLY ASSESSED PROPERTY OWNED BY A WATER DISTRIBUTION COMPANY-INDUSTRIAL

Code List 2 – Street Codes

Applied to the following field for data submission to DLGF and LSA:
PARCEL table Street or Road Code field

CODE	VALUE
A	PAVED
B	UNPAVED
C	PROPOSED
D	SIDEWALK
E	ALLEY

Code List 3 – Neighborhood Type Codes

Applied to the following field for data submission to DLGF and LSA:
PARCEL table Neighborhood Type field

CODE	VALUE
A	IMPROVING
B	STATIC
C	DECLINING

(B) Suspension due to the detection of illicit discharge. Any person discharging to the stormwater drainage system in violation of this subchapter may have their stormwater drainage system terminated if such termination would abate or reduce an illicit discharge. The town MS4 operator will notify a violator of the proposed termination of its MS4 access. The violator may petition the Town Council for a reconsideration and hearing.
(Ord. 2006-05, passed 6-1-06)

• 53.136 CORRECTIVE ACTION.

Nothing herein contained shall prevent the town MS4 operator from taking such other lawful actions as may be necessary to prevent or remedy any violation. All cost connected therewith shall accrue to the person or persons responsible. Costs include, but are not limited to, repairs to the storm water drainage system made necessary by violation, as well as those penalties levied by EPA or IDEM for violation of the town's NPDES permit, attorney fees, and other costs and expenses.
(Ord. 2006-05, passed 6-1-06)

DEPARTMENT OF STORMWATER MANAGEMENT

• 53.150 GENERAL.

(A) *Establishment.* The Department of Stormwater Management, a department of the town, is hereby established (the "department"). The department shall be headed by the Town Manager. The Town Manager, together with staff, will be responsible for the day-to-day operations of the department.

(B) *Applicable state law.* The Department of Stormwater Management shall be subject to IC 8-1.5-5, as amended and in effect from time to time.

(C) *Board of Stormwater Management.* The department, through the Town Manager, shall report directly to the Board of Stormwater Management.

(D) *Town Council.* The Town Council shall fulfill the obligations of the department as identified in IC 8-1.5-5. The Town Council shall perform all necessary administrative, employee relations and fiscal policy-making oversight of the department.

(E) *Special taxing district.* The Department of Stormwater Management is a special taxing district as defined by IC 8-1.5-5-5. The policies of the Board and Town Council shall determine the combination of taxes, user fees, and other revenue sources of the department.

(F) *General powers of the department.* The department shall have departmental jurisdiction over stormwater within the town and shall possess the following general powers:

(1) Install, maintain and operate the stormwater system of the town.

(2) Make all necessary or desirable improvements to the stormwater collection and conveyance system of the town (including all appropriate actions taken with respect to sewer separation), and, when determined to be in the best interests of the town, to acquire or otherwise assume jurisdiction over any other improvements or facilities relating to the control of stormwater currently owned or under the jurisdiction of other parties.

(3) Establish and enforce the rules, regulations, policies and procedures promulgated by the department.

(4) Hold hearings after proper public notice and make findings and determinations to carry out the policies and procedures of the department with respect to the use of the stormwater system by the users thereof and the proper rates and charges imposed on such users.

(5) Recommend to the town reasonable and just user fees for services to the users of the stormwater collection and conveyance system of the town.

(6) Track revenues and expenses of the Department of Stormwater Management separately using departmental policies, operational procedures and cost accounting methods to adequately determine the equitable allocation of funds to serve the department's and town's needs.

(7) After approval of the Town Council, levy a special benefit tax upon all the property of the stormwater district to pay for the bonds issued and the interest on the bonds, in accordance with IC 8-1.5-5-22.

(8) Issue and sell bonds of the district in the name of the unit served by the department for the acquisition, construction, alteration, addition, or extension of the stormwater collection and disposal system or for the refunding of any bonds issued by the Board. (Ord. 2014-03, passed 5-1-14)

• 53.151 PURPOSE AND OBJECTIVE.

(A) The mission of the stormwater management program is to develop, implement, operate and adequately and equitably fund the acquisition, construction, operation, maintenance and regulation of stormwater collection and drainage systems and activities in the town including without limitation, stormwater quality, separate storm sewers, neighborhood drainage, flood control, flood pumping, stormwater conveyance, sewer separation, and other improvements to the existing and future storm sewers of the town.

(B) The program shall safely and efficiently control stormwater runoff, insure compliance with the National Pollutant Discharge Elimination System Stormwater Discharge permit, enhance public health and safety, protect lives and property, facilitate mobility and enable access to homes and businesses throughout the community during storms, complement and support other town programs and objectives, control the discharge of pollutants in stormwater to receiving waters and enhance the natural resources of the community.
(Ord. 2014-03, passed 5-1-14)

• 53.152 DEFINITIONS.

For the purposes of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

■ADMINISTRATOR.• The Town Manager.

■COMBINED SEWER.• Pipe or conduit primarily used to convey sanitary sewage and secondarily intended to convey stormwater.

■CUSTOMER (OR USER).• A property owner benefitting from the stormwater system.

■DEPARTMENT.• The Department of Stormwater Management established in this subchapter.

■DETENTION.• The temporary storage of storm runoff in a basin, pond or other structural or nonstructural device to control the peak discharge rates by holding the stormwater for a lengthened period of time and which provides gravity-settling of pollutants.

■DEVELOPED.• The condition of real property altered from its natural state by the addition to or construction on such property of impervious surfaces or physical improvements such that the hydrology of the property or a portion thereof is affected.

■DITCH-LEGAL or REGULATED DRAIN.• Any drainage system under the jurisdiction of the Madison County Drainage Board as of the date of enactment of this subchapter.

■DITCH-OPEN.• A relatively deep drainage channel which may have a continuous water flow. Open ditches are outlets for both surface, subsurface, or storm sewer drainage systems.

■DRAIN.• Relative to stormwater drainage, any sewer, tile, ditch, stream or other stormwater runoff conveyance channel or conduit.

■DRAINAGE EASEMENT.• The land required for the installation of stormwater sewers or drainage ditches, or required along a natural stream or water course for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

■DRAINAGE FACILITIES.• All ditches, channels, conduits, retention-detention systems, tiles, drainage swales, sewers, and other natural or artificial means of draining stormwater from land.

■DRAINAGE REQUIREMENTS.• (1) Minimum drainage standards as established by ordinance; (2) regulations promulgated by the Town Council; (3) obligations and requirements relating to drainage established under the subdivision control ordinances of the town or Madison County; (4) requirements contained in the zoning ordinances of the town or Madison County, including floodway zoning requirements; (5) obligations and requirements relating to drainage established under the Drainage Board of Madison County, Indiana; and (6) conditions relating to drainage attached to a grant of variance by the Board of Zoning Appeals.

■DRAINAGE-SUBSURFACE.• A system of pipes, tile, conduit, or tubing installed beneath the ground used to collect underground water from individual parcels, lots, building footings, or pavements.

■DRAINAGE-SURFACE.• A system by which the stormwater runoff is conducted to an outlet. This would include the proper grading of parking lots, streets, driveways and yards so that storm runoff is removed without ponding and flows to a drainage swale, open ditch, or a storm sewer.

■DRAINAGE-SWALE.• A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses, used to conduct surface water from a field, diversion, or other site feature.

■DRAINAGE-SYSTEM.• Any combination of surface and/or subsurface drainage components fulfilling all applicable drainage requirements.

■EASEMENT.• A grant by the property owner of the use of a strip of land by the public, a corporation or other legal entity for specified purposes.

■ENGINEER.• Any Engineer retained by the town.

■ERU.• Equivalent Residential Unit, equal to the average amount of impervious area found on a typical single-family residential parcel which is 3,842 square feet. Therefore, one ERU equals 3,842 square feet of impervious area.

■IMPERVIOUS AREA.• Area within developed land that prevents or significantly impedes the infiltration of stormwater into the soil. Included in this definition are areas that have been paved and/or covered with buildings and materials which include, but are not limited to, concrete, asphalt, rooftop and blacktop, such that the infiltration of water into the soil is prevented. Excluded from this definition are undisturbed land, lawns and fields.

■INFILTRATION.• A complex process of allowing runoff to penetrate the ground surface and flow through the upper soil surface.

■LAND ALTERATION.• Any action taken relative to land which either: (1) changes the contour; (2) increases the runoff rate; (3) changes the elevation; (4) decreases the rate of which water is absorbed; (5) changes the drainage pattern; or (6) creates or changes a drainage facility; (7) involves construction, enlargement or location of any building on a permanent foundation; or (8) creates an impoundment. Land alteration includes (by way of example and not of limitation) terracing, grading, excavating, constructing earthwork, draining, installing drainage tile, filling and paving.

■MAINTENANCE.• The removal of obstructions, deposits, or other materials and making minor repairs in a drainage facility so that it will perform the function for which it was designed and constructed.

■NPDES.• The National Pollutant Discharge Elimination System, the EPA program initiated to reduce and eliminate pollutants reaching water bodies of all types.

■NPDES PERMIT.• Stormwater management permit required of municipalities and certain industries by the EPA pursuant to Section 402 of the Clean Water Act.

■OTHER PROPERTY.• All properties not encompassed within the definition of ■RESIDENTIAL PROPERTY•, including but not limited to: commercial, industrial, retail, multi-family, governmental, institutional, schools and churches, encompassing State Land Use Codes 310 - 399, 401 - 499, and 600 -699.

■PEAK DISCHARGE.• The maximum rate of flow of water passing a given point during or after a rainfall event, sometimes called peak flow.

■PRIVATE STORMWATER FACILITIES.• Various stormwater and drainage works not under the control or ownership of the town, Madison County, the State of Indiana, or the federal government which may include inlets, conduits, pipes, pumping stations, manholes, structures, channels, outlets, retention or detention basins, other structural components and equipment designed to transport, move or regulate stormwater.

■PROPERTY OWNER.• The individual, partnership, corporation or other legal entity holding the deed or record title to real property.

■PUBLIC DRAINAGE SYSTEM.• Various stormwater and drainage works under the control and/or ownership of the town, Madison County, the State of Indiana, or the federal government which may include inlets, conduits, pipes, pumping stations, manholes, structures, channels, outlets, retention or detention basins, other structural components and equipment designed to transport, move or regulate stormwater.

■RESIDENTIAL PROPERTY.• A lot or parcel of real estate encompassing State Land Use Codes and 510 through 599 on which a building or house trailer is situated which building or house trailer contains a group of rooms forming an inhabitable dwelling unit with facilities which are used or are intended to be used primarily for living, sleeping, cooking and eating.

■RETENTION.• The holding of stormwater runoff in a constructed basin or pond or in a natural body of water with a controlled release rate.

■RIGHT-OF-WAY.• Any highway, street, avenue, boulevard, road, lane or alley and includes the entire right-of-way for public use thereof and all surface and subsurface improvements thereon including, without limitation, sidewalks, curbs, shoulders, utility lines and mains.

■SEWER SEPARATION.• A project intended to reduce the amount or rate of stormwater entering the wastewater treatment plant. Sewer separation projects include, but are not limited to, new sanitary sewer construction with conversion of combined sewer to storm sewer; new storm sewer construction with conversion of combined sewer to sanitary sewer, combined sewage holding tanks; and equalization tanks at the treatment plant.

■STATE LAND USE CODES.• The classification system used by Indiana counties for purposes of classification of the assessment of real property. The 2011 Real Property Assessment Manual, prepared by the Indiana Department of Local Government Finance, describes the codes. Appendix A of the manual defines the codes. The manual and codes may be adjusted from time to time.

■STORM SEWER.• A sewer designed or intended to convey only stormwater, surface runoff, street wash waters and drainage, and not intended for sanitary sewage and industrial wastes. A storm sewer begins at the grating or opening where water enters said sewer, through the sewer and any other conduits to the outlet structure where water enters a channel, natural watercourse or combined sewer.

■STORMWATER CONVEYANCES.• Publicly-owned facilities by which stormwater is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

■STORMWATER SYSTEM.• All constructed facilities, including separate storm sewers and conveyances, combined sewers, structures and natural watercourses owned by or under the jurisdiction of the town used for collecting and conveying stormwater to, through and from drainage areas to the point of final outlet, including, but not limited to, any and all of the following: inlets, conduits and appurtenant features, creeks, channels, catch basins, ditches, streams, culverts, retention or detention basins and pumping stations.

■STORMWATER USER FEE.• A charge imposed on users of the stormwater system.

■TOWN.• The Town of Pendleton, Indiana.
(Ord. 2014-03, passed 5-1-14)

• 53.153 BOARD.

The Board of Directors for the Department of Stormwater Management is hereby created and shall consist of three members to be appointed by the Town Council President. No more than two of the members shall be of the same political party. The initial terms of the Directors shall be as follows: Director One = two years; Director Two = three years; Director Three = four years. All subsequent terms shall be four years.
(Ord. 2014-03, passed 5-1-14)

• 53.154 STORMWATER USER FEE.

A stormwater user fee shall be imposed on each and every lot and parcel of land within the town, or served by the town's stormwater system as identified in • 53.156, which directly or indirectly contributes to the stormwater system of the town, which charge shall be assessed against the property owner thereof, who shall be considered the user for the purposes of this chapter. This charge is deemed reasonable and is necessary to pay for the repair, replacement, extension, planning, improvement, operation, regulation and maintenance of the existing and future stormwater system.
(Ord. 2014-03, passed 5-1-14)

• 53.155 STORMWATER USER FEE ESTABLISHMENT PROCEDURES.

(A) *Stormwater user fee Per ERU.* The stormwater user fee shall be $4 per ERU per month. For the purpose of this chapter, a month shall be considered 25 through 35 days. Any billings for stormwater service outside this time shall be on a per diem basis.

(B) *Basis for charge.* The stormwater user fee is designed to recover the cost of rendering stormwater service to the users of the stormwater system, and shall be the basis for assessment of the stormwater user fee. This user fee is established so as to maintain adequate fund reserves to provide for reasonably expected variations in the cost of providing services, as well as variations in the demand for services.
(Ord. 2014-03, passed 5-1-14)

• 53.156 USER FEE STRUCTURE AND CALCULATION.

(A) *Generally.* For the purposes stated in • 53.151 and • 53.155, there is hereby assessed a stormwater user fee for each property owner owning land situated within the corporate limits of the town, served by the town's stormwater system, and also located within the corporate boundaries of the town that contributes directly or indirectly to the stormwater system of the town, in an amount as determined below.

(B) *Impervious area.* For any such property, lot, parcel of land, building or premises which contribute directly or indirectly to the stormwater system of the town, such charge shall be based upon the quantity of impervious area situated thereon as measured on the most recent aerial maps available from the best source, or as amended through the issuance of building permits by the town. Impervious area of public rights-of-way and railroad lines (which shall not be deemed to include adjacent property, such as a rail yard, operated by a railroad), will not be included in the determination of a stormwater user fee. In addition, the Board shall establish policies and procedures to make determinations whether commonly owned, adjoining properties with separate plat or legal descriptions should be treated as a single parcel of land for purposes of calculating the stormwater user fees to be charged for such properties.

(C) *Classification of property.* All properties within the town, or served by the town stormwater system, will be assessed a Stormwater User fee based on Equivalent Residential Unit (ERU), or a multiple thereof, with all properties having impervious area assigned at least one ERU (except as otherwise provided in division (E) herein). Properties shall be classified as determined by the Indiana Department of Local Government Finance 2011 Real Property Assessment Manual, as may be updated periodically. The assessment of ERU shall be as follows:

(1) A monthly flat-rate charge for stormwater service rendered to residential and agricultural homestead Properties shall be assessed to each residential property's parcel within the town limits. This base unit shall apply to all parcels designated by State Property Class Codes 101, and 510 through 599. All residential properties are hereby assigned one ERU and a Stormwater User fee as described in this subchapter and adjusted periodically.

(2) *Other properties.* Properties with impervious area other than residential properties will be assigned an ERU multiple based on the total amount of impervious area on the property (measured in square feet and divided by 3,842 square feet. The ERU calculation shall apply to all parcels designated by State Property Class Codes 310 - 399, 401 - 499, 600 - 699. ERU multiples shall be rounded to the nearest whole integer.

(D) *Land alterations.* The issuance of any building permit or other action which results in a land alteration of a property other than Residential Properties or a property that currently only contains Residential Properties but will no longer be used for such purpose shall be cause for an adjustment of the stormwater user fee determined under this section. The property owner shall have the obligation of informing the Board of any such changes.

(E) *Exceptions/exemptions.* Agricultural properties with impervious area under State Land Use Codes 100-199, with the exception of those properties that qualify as residential property, shall be exempt from the assessment of stormwater user fees. Except for public

rights-of-way, railroad lines and agricultural properties as defined herein, there shall be no exceptions or exemptions from the assignment of gross stormwater ERUs for any property with impervious area except that properties other than single-family residential parcels with impervious area of less than 500 square feet shall be exempted from the assignment of an ERU.
(Ord. 2014-03, passed 5-1-14)

• 53.157 BILLINGS; TERMS OF PAYMENT.

(A) *Billings.* All stormwater service bills shall be rendered on a monthly basis unless additional or prorated billing is required to reflect customer changes, initial billings or is otherwise required to adjust billing cycles. Charges for miscellaneous services or work performed on behalf of a stormwater customer by the department shall be assessed at the time the work is completed and shall be included in the customer's next stormwater service bill. Stormwater billing for a new property shall commence with the date the property is assessed for purposes of property taxes, or date of occupancy, whichever shall first occur. Additional stormwater charges for an established service address necessitated by a change in the amount of impervious area at the property shall commence on the date the new certificate of occupancy or compliance is issued. Billing adjustments required to correct impervious area measurements shall be applied retroactively to the date of the customer's initial protest.

(B) *Rights and responsibilities of property owner.* Charges for stormwater service shall remain the ultimate responsibility of the property owner, including all penalties, recording fees, attorney's fees, interest and court costs. Other than the property owner, no other person shall be permitted to inspect, examine or otherwise obtain confidential information including the social security number of the property owner obtained by the town for the sole purpose of billing for stormwater system service. Stormwater user fees attach to the property.

(C) *Terms of payment.* The stormwater user fees prescribed in • 53.155 shall be due on the payment date set out on the bill. It shall be a violation of this chapter to fail to pay a stormwater service bill when due. All bills for stormwater services not paid on or before the due date shall be subject to a collection or deferred payment charge of 10% on the outstanding balance. Moving from one location to another in no way absolves the customer from responsibility for any unpaid charges incurred at a previous location.

(D) *Bad check charge.* Checks returned for non-sufficient funds will be subject to reimbursement of the fee the banking institution charges the town and an administrative charge to be established by the department not in excess of the amount provided in Indiana Code. A customer submitting a bad check may be prohibited from making future stormwater user fee payments by check.

(E) *Collection.* The Board may collect delinquent stormwater user fees and penalties by placing a lien on the private property subject to the user fees and penalties. The delinquent fees and penalties shall be collected in the same manner as delinquent taxes and if the fees and penalties remain unpaid, the Board may foreclose on the lien to collect the fees and penalties including reasonable attorney's fees.
(Ord. 2014-03, passed 5-1-14)

• 53.158 APPEALS OF ERU DETERMINATION.

If, in the opinion of any non-single-family residential property owner, the ERU multiple assigned to the property of such owner is inaccurate in light of the amount of impervious area contained on said property, such property owner shall have the right to contest such ERU determination. The Board shall develop and promulgate policies and procedures to resolve any such contests, including, as determined necessary, the conducting of hearings and the making of determinations with respect to the measurement of impervious area contained on any property.
(Ord. 2014-03, passed 5-1-14)

• 53.159 STORMWATER REVENUE FUND.

All revenues earned and fees collected for stormwater service, including but not limited to, stormwater user fees, permit and inspection fees, direct charges and interest earnings on any unused funds shall be deposited in accounts permitted under IC 8-1.5-5-8, collectively entitled "Town Stormwater Revenue Funds." Disbursements from this account shall be authorized by the Town Council. Such disbursements shall be used for the operation, maintenance and improvement of the town's stormwater system; to adequately fund depreciation accounts and for payments of principal and interest of authorized bonds for the town's stormwater system.
(Ord. 2014-03, passed 5-1-14)

• 53.160 DELINQUENT FEES.

Delinquent charges for stormwater services, and applied penalties, recording fees and user fees constitute a lien upon the property and may be collected in accordance with the provisions of IC 8-1.5-5-29, 8-1.5-5-30, and 8-1.5-5-31.
(Ord. 2014-03, passed 5-1-14)

• 53.161 VIOLATIONS AND ENFORCEMENT.

Failure to pay a stormwater user fee when due shall constitute a violation of this chapter, which shall be enforced by the Town Manager and such deputies as the Town Manager may appoint for such purposes.
(Ord. 2014-03, passed 5-1-14)

• 53.162 SEVERABILITY.

(A) If any section, paragraph or provision of this subchapter shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this subchapter.

(B) All ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this subchapter are, to the extent of such conflict, hereby superseded, and this subchapter shall be in full force and effect from and upon compliance with all procedures required by law.
(Ord. 2014-03, passed 5-1-14)

Appendix D – Regulated Drain Map