

Camden Storm Water Collections System Rehab Grant Project Public Hearing Minutes

March 16, 2017

7:00 pm

Camden-Jackson Township Public Library, 183 W. Main St., Camden

The Town Council of Camden met on March 16, 2017 in the Camden-Jackson Township Public Library, at 7:00 PM for a public hearing regarding the proposed Storm Water Collections System Rehab grant application to OCRA. The purpose of this meeting was to give the citizens of Camden a chance to make comments, voice concerns or ask questions pertaining to the project.

Andy Robison, Council President, opened the public hearing: I want to open the meeting first as a public hearing on the storm water grant; and we have April Bradley with Powers Grant Administration and Ken Smith with Municipal Civil Corp., who will explain the grant for us.

April: The Town of Camden is going to be submitting a storm water grant application in the amount of \$500,000. I have a paragraph here that was in the public ad; it has all the information in it that is required to be presented at this hearing and placed in the minutes. I am going to read this and then field any questions. On or about April 7, 2017, the Town of Camden intends to apply to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Storm Water Program. This program is funded by Title I of the Federal Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development project that will include the following activities: rehabilitation of the storm water collection system. The total amount of CDBG funds to be requested is \$500,000. The amount of CDBG funds proposed to be used for activities that will benefit low- and moderate-income persons is \$317,150. The Town also proposes to expend an estimated \$100,000 in non-CDBG funds on the project. These non-CDBG funds will be derived from the following sources: short term bank financing and Cum Sewer.

Are there any questions in regards to the grant application?

If there aren't any more questions, I will turn it over to Ken.

Ken: The town seeks to resolve issues with the storm drainage system. I have a hand-out here that was also at the first meeting, it has the original proposed project, and a second possibility in green. The first option, the blue line, goes south out of town, outside the Town's property limits to the ditch and is the originally selected project. The second option which is the green line, is if there is a problem, is an alternate as it stays inside the Town's property. The following pages of the hand-out are for the property owners to the south to look over. They indicate how much property will contribute to the drain. At the northern edge of town, there is a 24 inch pipe that was installed 10-12 years ago that is drains to the north east of town.

Citizen: The pipe will go through 770 linear feet of my property, sir.

Ken: I think we rounded it to acres, so 1 acre or 770 ft.

Citizen: What was the total watershed acreage for this based on all tiles that drain to this area?

Ken: Around 54 acres of the town, around 9 acres of your property, Mr. Leonard was about 19 acres; the total was about 84 acres.

Citizen: The property to the north of town drains to it too.

Ken: Actually, a good portion is drained from the north to the east in that 24 inch pipe. According to the topo map, the property to the north would only add maybe 10 more acres. The drain stops at the town park.

Don Schockly, County Surveyor: I have something different here.

Ken: You have the entire area watershed there?

Don: Yeah. A citizen contacted me, he thought that more property owners contributed to this, and should share in paying for it. We used a program we have at the county to figure up the watershed, and it is actually 237 acres. There is quite a bit of land draining into this watershed. The property owner of all the ground north of the park to the railroad tracks, has 49 acres that drains to this line and to the line near the railroad track that in turn drains to the pond that drains to this line to the creek.

Ken: That isn't regulated tile, though, right. Per the record, the regulated tile stops north of the school. Those aren't county tributaries. They are private.

Don: They are county tributaries. We don't maintain them, but they are the county's.

Ken: We didn't have this information when we were developing this.

Don: The citizen approached me about it. I had only looked at the county part of it, I didn't pay attention to the landowners.

Ken: Some of this northern area is now draining south over to the west. To that 24 inch line, too.

Don: Yes, pretty much from Water Street over.

Ken: So everything from the east of Water Street is no longer in that watershed.

Don: Yeah, that is correct.

Ken: This information wasn't conveyed to us when we agreed to take this over

Don: I didn't know it was this big, either, until I started running the numbers.

Council: That 49 acres changes everything.

Citizen: At the old coffee shop the Railroad comes down and runs to the gravel pit?

Don: No, under the Railraod tracks then to the creek. There is an old tunnel behind the railroad tracks that heads east.

Don: Our watershed is based off of elevation of land. The surface water will come from the railroad tracks to the town.

Council: Is the Railroad tile functioning? I see water pond when it rains at the Rice property and on these county roads every time.

Don: That is not a tile line, it is the edge of the watershed.

Council: So the green line is where gravity will send the water?

Don: Yeah, not all of the watersheds are lined up perfectly, we are still adjusting them with the new program. I went through and highlighted the limits outside of the town.

Citizen: There is a tile drain there, but no one is maintaining it. It isn't working.

Citizen: When would the grant be approved or not approved?

Ken: June 1<sup>st</sup>. The town agreed to reconstruct, take over and maintain the existing tile that was incorporated inside corporation boundaries which consisted of 3,000 feet; and the portion of tile that crosses property-owners property outside of the corporation boundary that goes to the creek, because it has to get to the creek somehow. The town has worked with the county to take that over; from there forward the town will be responsible for the tile paid for with a user fee charged to the residents in town. This grant would not allow the town to fix field tile. What other issues are there with the properties south of town? There are some sinkholes that have been repaired temporarily, but what other issues exist there?

Citizen: That is only if the grant is awarded, correct?

Ken: Yes.

Citizen: The height of the water in the gravel pit make the whole water table high. With the water under there, if I dig down 2 feet, it is pure soup.

\*At this point, two of the property owners, who live outside the town limits, got into a discussion that had nothing to do with the town's project, or the town's public hearing. They were adjacent property owners and one said the other dumped water on him. The town marshal asked them to step outside, to resolve their issues outside the meeting. They both left.

Ken: Can I make a recommendation? At this point, there is a question of whether the town should move forward or meet with property owners. We can get a list from the Surveyor of the owners and have them discuss what effects there will be from the project. I would make the recommendation that the council authorize us to meet with the property owners and the council to see if we will still move forward.

Council: Tonight we were made aware of more property owners than we thought would be affected with this project. We may need to re-evaluate where we are at.

Andy: Will you set a meeting tonight?

Ken: I will get with the Surveyor, get a list and set a meeting.

Citizen: What if no-one agrees to this?

Council: If we can't get a grant, it stays the way it is.

Pat: Keep in mind the grant is due April 7<sup>th</sup>. We have two ordinances that will need approved, and the meeting done before the grant can be turned in. When is the next round for the grants?

Ken: September. The problem is that we don't know how many applications there will be or if there will be a next round. We have a very good chance this round. We will have to jump through some hoops, but we can get it done.

Council: That is a small window to jump through fast.

Pat: For those that haven't been here; the town will be applying for a \$500,000 grant to do the drainage work that we have discussed here. We have a local match required of 20%, so that means we need \$100,000 in local match. We will fund through funds we have on hand and we have a plan to go to a bank.

Citizen: A \$500,000 loan?

Pat: \$500,000 is the grant money.

Citizen: But it will have to be repaid, right?

Pat: No. A grant does not have to be repaid. The local match loan will have to be repaid.

Council: The town has to come up with \$100,000.

Pat: The people that live within the town limits will be charged a monthly fee, because once the drain is repaired, it will need to be maintained, and the fee will be used to do that.

Citizen: I have no drainage anywhere, water stands in my front yard, so I won't benefit?

Pat: You will, this project will fix the drainage.

Pat: If the county fixes the drainage, everyone will be assessed

Ken: The alternative to the fee is the county assessing everyone. You may not get your drain fixed anytime soon.

Council: If we don't assess you for a couple bucks a month, the county will assess you and not fix the drain.

Citizen: If the county fixes the drain, but a year from now it causes problems near my home, who would be responsible for any damages?

Surveyor: With a county drain, it's our maintenance, the land owner is responsible for repairs to it.

Citizen: Let's get this grant going.

Council: The County has not been assessing for repairs to this line, so there are no funds. They will have to build up funds before any work can be done.

Citizen: Will \$600,000 take care of all of the problems inside Camden? Keep everything up on the hill and away from us south?

Ken: There is a green line on the hand-out I gave you. That is the alternative route that stays in town. Camden fixes their own drainage, you would be responsible for fixing the line on your property on your own.

Council: That's where we need to sit down and have a meeting with all property owners.

Council: Is this green line the one we worked on not too long ago?

Ken: It would tie into that line.

Citizen: We need to slow down and get together and talk about this, and get it right the first time.

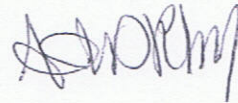
Ken: Would you be willing to get together in the next couple days?

Citizen: Well, yeah.

Andy: I will sign these forms and the resolution committing the Cum Sewer funds. Are there any more questions? Okay, with no questions, the public hearing is closed at this time.

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April Bradley, Grant Admin.

A handwritten signature in black ink, appearing to be 'April Bradley', written in a cursive style.

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Date